

New Urban Projects On a Neighborhood Scale In the United States

December 2003

Compiled by the staff of *New Urban News*

PO Box 6515 ♦ Ithaca ♦ NY ♦ 14851
Phone: 607-275-3087 ♦ Web: www.newurbannews.com ♦ Fax: 607-272-2685

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
Alabama						
1. Gorham's Bluff/ Pisgah	Construction (5%)	McGriff family	Steve Mouzon Lloyd Vogt	T5, T4, T3	186	Town on secluded bluff, 600 homes, arts center
2. Historic Malbis/ Daphne	Construction	Historic Malbis Dev. Corp.	Spencer Maxwell Bullock	T5, T4, T3	150	300 units, village center, business park
3. Metropolitan Gardens/ Birmingham	Construction (20%)	Integral Properties, Sloss Realty	Wallace Roberts & Todd	T5, T4	22	Hope VI redevelopment of nine city blocks with 637 units (341 public housing), mixed-use
4. Mt Laurel/ Birmingham	Construction (20%)	EBSCO Development Co.	DPZ	T5, T4, T3	442	550 homes, 160,000 sf town center on hilly terrain
5. The Preserve/ Birmingham	Construction (15%)	USX	Nimrod Long	T4, T3	300	Neighborhoods with small village center
6. Providence/ Huntsville	Groundbreaking	David and Todd Slyman	DPZ	T6, T5, T4, T3	200	New greenfield community, 1,000 homes, new town center, school
7. Ross Bridge Village Center/Hoover	Planning	Danial Corp./USS Real Estate	Looney Ricks Kiss	T5, T4, T3	220	300 single houses, 250 multifamily, 90,000 sf commercial
8. Tannin/ Orange Beach	Construction (40%)	George Gounares	DPZ	T5, T4, T3	60	172 homes, town center in coastal town
9. The Waters/	Advanced planning	The Timberlands	Placemakers	T5, T4, T3, T1	1,250	2,300 units, 60% open space, TND revived, former DPZ plan non-profit on site to develop lake architecture for bass fishing (formerly Grangemoor)
Alaska						
1. Abbott Town Center/ Anchorage	Planning	Municipality of Anchorage	LCA	T45, T4	350	Revitalization of extensive auto-oriented retail and vacant industrial sites
2. Northway Town Center/ Anchorage	Planning	Municipality of Anchorage	LCA	T5, T4	560	Revitalization of strip shopping center and mall
Arizona						
1. Civano/ Tucson	Construction (15%)	Fannie Mae, CDC Partners	Moule & Polyzoides, DPZ, Wayne Moody	T5, T4, T3	840	1,800 homes, retail, energy use reduction
2. Estancia Yerba Buena/ Nogales	Planning	Estancia Village LLC	DPZ	T5, T4, T3	5,206	3,500 units; a village and several hamlets
3. Prescott Valley Town Center/ Prescott Valley	Construction	Fain Signature Group	Calthorpe, Bielman-Browning	T5, T4	700	Entertainment, retail, employ- ment, 2-4,000 housing units, hospital
4. Verrado/ Buckeye	Construction	DMB	EDAW	T5, T4, T3	8,300	Development of former industrial testing site into series of towns
Arkansas						
1. Har-Ber Meadows/ Spring Dale	Construction (50%)	Har-Ber Meadows Development Co.	EDI Architecture	T5, T4, T3	400	630 units, retail, school
California						
1. Arboleda/ King City	Planning	Creekbridge Homes	Moule & Polyzoides	T5, T4, T3	210	800 units, retail, school
2. Bay Meadows/ San Mateo	Construction	Paine-Webber, Franklin Resources	Calthorpe, Cooper Robertston	T5, T4	159	Redevelopment of former racetrack into mixed-use, transit-oriented neighborhood; includes office campus
3. Bay Street/ Emeryville	Construction	Madison Marquette	Charles Group	T5	20	421 units, 400,000 sf commercial

¹Projects generally include a mix of uses and housing types, interconnected network of streets, town center, formal civic spaces and squares, residential areas and pedestrian oriented design; ²15 acres or larger; ³Advanced planning means likely to break ground within 6 months, groundbreaking means infrastructure construction; ⁴In some cases, plans are sponsored by public agencies prior to developers being identified; ⁵Lead planner; when more than one is listed, project is collaborative; ⁶Abbreviated names of design firms are spelled out at end of table; ⁷Transect zones are defined as follows — T7: Special use district. T6: High density core, intense mixture of uses, most urban in character. T5: Moderately high density town or neighborhood center, usually with mixed-use buildings. T4: Medium density general urban area, primarily residential, wide range of housing types permitted. T3: Lower density sub-urban zone, mostly single-family residential.

⁸Acresage refers to town center within a larger community.

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
4. Bernal Property Pleasanton	Construction	CHC Bernal Investors LLC	Calthorpe	T5, T4, T3	500	1,900 residential units, 755,000 sf office and retail
5. Bressi Ranch/ Carlsbad	Advanced planning	Lennar Communities	Calthorpe	T5, T4, T3	585	Village center includes affordable housing, assisted living center, and 130,000 sf of retail
6. Canada Village/ Carmel Valley	Planning	Lombardo Land Group	UDA	T5	70	Compact mixed-income neighborhood
7. Central City Project/ Yuba City	Construction (50%)	City of Yuba City, private developers	Freedman, Tung & Bottomley	T5	50	Redevelopment of brownfield and surrounding blocks
8. Central Hercules Plan/ Hercules	Planning	City of Hercules	Dover Kohl	T5, T4, T3	300	New urban plans for industrial town in the Bay Area
9. Colma BART Plan/ Daly City	Construction	County of San Mateo	Calthorpe	T5, T4	110	TOD station area plan, housing, retail, office
10. Courtside Village/ Santa Rosa	Construction (70%)	Courtside Village LP	Alan B. Cohen	T5, T4	68	500 units, mixed-use center, school
11. The Crossings/ Mountain View	Complete	TPG Development	Calthorpe	T4	16	360 homes, neighborhood retail, mall redevelopment
12. Curtis Park West/ Sacramento	Planning	Renova Partners, Petrovich Development	Lionakis-Beaumont	T5, T4	66	Redev. of railyard, 350-450 units
13. Del Paso Nuevo/ Sacramento	Construction (10%)	Sacramento Housing	Carter & Burgess	T5, T4	150	800 units, retail
14. Doe Mill Neighborhood/ Chico	Construction (30%)	Heritage Partners, Haile Group	TPS (Anderson Lamb Associates)	T5, T4, T3	48	New neighborhood with 300 units and small commercial center
15. Downtown Brea/ Brea	Construction (80%)	City of Brea, CIM Group	RTKL	T5	25	100 units, 184,000 sf retail, 25,000 sf office
16. Downtown Core-City Center plan/ Cathedral City	Construction (50%)	City of Cathedral City	Freedman, Tung & Bottomley	T5	25	200 units, city hall, cinema, retail
17. Dublin-Pleasanton BART Station/ Alameda County	Planning	Alameda County Community Dev. Agency	Field Paoli	T5, T4	(13 blocks)	Transit-oriented town center
18. E-Street Transit Village/Chula Vista	Planning	Barone Galasso & Associates	LCA	T5	15	Mixed-use transit-oriented, apartments, townhouses, retail, hotel, light rail stop
19. Easter Hill/ Richmond	Groundbreaking	Richmond Housing Auth. and Redevelopment Agency	Calthorpe, Michael Willis	T4	23	Hope VI infill redev. 337 units, community center
20. East Garrison/ Fort Ord, Monterey	Planning	East Garrison Partners I, LLC.	UDA	T4, T3	350	1,500 units, arts district, retail; compact, affordable housing; parks
21. Fagan Canyon/ Santa Paula	Planning	Centex & Partners	WHA w/LCA	T5, T4, T3, T1	2,200	Five new neighborhoods, small retail core
22. Fort Irwin/ Mojave Desert	Planning	Clark Pinnacle Family Communities	Torti Gallas/CHK	T5, T4		1,506 new military housing units, renovation of 1,092 existing units
23. Fuller Theological Seminary/ Pasadena	Planning	Fuller Theological Seminary	Moule & Polyzoides, William McDonough & Partners	T5	28	Academic buildings, housing, offices, parking
24. The Gateway/ East Palo Alto	Construction	Bridge Housing, Riding Group	Van Meter Williams Pollack	T5, T4	36	Infill neighborhood, 408 units, day care, commercial
25. Glendale Town Center	Planning	Caruso Affiliated	Elkus/Manfredi Architects, Moule & Polyzoides	T5	16	About 500 units of housing and 300,000 sf of retail
26. Jackson-Taylor/ San Jose	Construction (75%)	City of San Jose	Calthorpe	T5, T4	75	Lofts, townhouses, retail, redev. of mixed-use area
27. Las Lomas/ San Fernando Valley	Planning	Las Lomas Land Co.	Richardson Robertson III	T5	NA	Transit-oriented, high-density. 6,000 units, 2.5 million sf of commercial
28. Liberty Station/ San Diego	Construction (50%)	City, Corky McMillan	MW Steele, Rick Planning Group	T5, T4	361	Redevelopment of former Navy site into new city sector, with 349 units, office, retail, hotels, civic buildings

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
29. Loma Rica Ranch Property/Grass Valley	Planning	Carville Sierra	Opticos Design	T5, T4, T3, T1	452	5 neighborhoods, 925-1,229 units, 93,000 sf retail health club, organic farm, hotel
30. Meriam Park/Chico	Planning	New Urban Builders	Leon Krier	T5, T4	330	1,500 units, 100,000-150,000 sf of retail, series of neighborhoods
31. Midtown/San Jose	Construction	City; private developers	Roma Design Group	T5, T4	200	Mixed-use neighborhood around light rail station, 2,100 units planned, redevelopment of industrial sites
32. Mills Ranch/King City	Planning	M&E Partners, LP	UDA	T5	92	New neighborhood
33. Mission Bay/San Francisco	Construction	Catellus Development	Johnson Fain Partners	T5, T4	303	6,000 units, office, retail, college campus
34. Monrovia Nursery site/Azusa	Planning	City of Azusa, landowner	EDAW, Torti Gallas	T5, T4, T3	500	Redevelopment of nursery site into town center and neighborhoods with 1,500 to 1,700 units
35. Monterey Bay Military Family Housing/Monterey	Groundbreaking	Clark Pinnacle Family Communities LLC, US Army	Torti Gallas	T5, T4	NA	2,023 new homes, four neighborhood centers, two community centers, and a town hall
36. Mountain Avenue/Ontario	Construction (60%)	Ontario Redev. Agency	Calthorpe	T5, T4	60	Strip commercial redev., 68 homes, 412,000 sf new commercial, cinema, parks
37. North Montclair Downtown/Montclair	Planning	City of Montclair	Moule & Polyzoides	T5, T4	100	Plan for a pedestrian-oriented retail and residential district surrounding regional transit center
38. North Park/North San Jose	Construction (40%)	Irvine Apartment Communities	Roma Design Group	T5	97	Transit-oriented high density mixed-use community, 2,500 units
39. North Town/Sacramento	Advance planning	Capitol Station 65, Ltd.	RTKL	T5, T4	65	Medium-to-high density residential, office, retail, restaurant, transit-oriented
40. Parcels A, B, C of Otay Ranch/Chula Vista	Planning	Otay Land Company	Calthorpe Associates	T5, T4, T3	700	New plan for a portion of 9,000-acre master-planned community, includes 475,000 sf retail, 1 million sf employment, 6,700 units
41. Central Petaluma Specific Plan	Planning	Basin Street Properties, City of Petaluma	Fisher and Hall Urban Design	T6, T5, T4	400	Brownfield redevelopment governed by SmartCode
42. Playa Vista/Los Angeles	Construction (15%)	Goldman Sachs, Morgan Stanley	B3 Architects, Robert M. Hidey Architects, Steinberg Group, McLarand Vasquez and Partners. Based on original plan by Moule & Polyzoides, DPZ, and others	T5, T4	1,087	New city district, 13,000 residential units, built on former Hughes Aircraft factory site
43. Pleasant Hill BART Station/Contra Costa County	Planning	Millennium Partners, Mohr Financial	LCA Architecture	T5	18	Transit-oriented project with 255 units, 38,000 sf retail, 553,000 sf offices, and 5,000 sf of civic bldgs.
44. Poinsettia Properties/Carlsbad	Construction (4%)	City of Carlsbad, private developers	Bowlus, Edinger & Starck	T5, T4	92	Transit-oriented dev., 660 units, mixed-use center
45. Richmond Transit Village/Richmond	Groundbreaking	City of Richmond, BART, Olson Co.	Calthorpe	T5, T4	18	231 units, arts center, mixed-use adjacent to intermodal station
46. Rivermark Santa Clara	Construction	Lennar Communities Centex Homes, Shea Homes	Dahlin Architecture Group	T5, T4	152	Redevelopment of a former mall to include 2,750 homes and a town center with 230,000 sf of retail.
47. Salinas project/Salinas	Planning	Creekbridge Homes	Moule & Polyzoides	T5, T4	480	Three neighborhoods governed by new code
48. San Elijo Hills Town Center/San Diego	Construction (50%)	San Elijo Ranch Inc.	Calthorpe, RTKL, Gibbs Planning Group	T5	50	300 units, 250,000 sf retail and office
49. Santa Clara Transit Area Concept Plan/Santa Clara	Planning	City of Santa Clara	Van Meter Williams Pollack	T6	18	1,000 units housing, 120 sf retail

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
50. Santana Row San Jose	Construction phase 1 built, phase 2 under construction	Federal Realty Investment Trust	Street-Works	T5, T4	38	Redesign of shopping center into neighborhood, 1,200 units
51. Santero Way Specific Plan/Cotati	Planning	Colvin Group, others	Community Design & Architecture	T5	20	Attached housing, offices, retail, potential rail transit
52. Sereno Transit Village/Vallejo	Advanced planning	Citizens Housing Corp. City of Vallejo	Van Meter Williams Pollack	T3	125	130 units
53. South San Francisco Transit Village Plan	Advanced Planning	City of S. San Francisco	Van Meter Williams Pollack	T4	125	Zoning overlay, design guidelines, streetscape design
54. Suisun City/ Suisun City	Construction	Suisun Redevelopment Agency	Roma Design Group	T5, T4, T3	100	Urban redevelopment, town center, new neighborhood
55. Temescal Village/ Oakland	Planning	Creative Housing	Moule & Polyzoides	T6, T5	15	Transit-oriented development with 350 housing units, 35,000 sf. of retail, plus additional commercial and community space
56. Town Center Drive/ Valencia	Complete	Newhall Land	RTKL, SOM	T5	80	560 units, 700,000 sf of commercial
57. Treasure Island/ San Francisco	Planning	Treasure Island Community Development LLC	NA	T5, T4	400	2,800 dwellings, retail stores, hotel, on man-made island that is the site of a former military base
58. University District/ Rohnert Park	Planning	Brookfield Homes, Quaker Hill Development	SPGA Architecture, Dahlin Group	T5, T4	25-40	Mixed-use center with plaza located next to Sonoma State University
59. University District Plan/ Azusa	Planning	City of Azusa	Calthorpe	T5	40	Entertainment, retail, office, housing, shopping center redevelopment
60. Uptown District/ Oakland	Planning	Forest City (13-acre core)	MVE, Calthorpe, Ken Kay	T6, T5,	110	1,100 mid-rise apartments with ground floor retail in 13-acre core, plus 350 off-campus dorms, and 900 high-rise condominiums. 150,000 sf of revived and new retail/commercial in surrounding areas.
61. Uptown District/ San Diego	Complete	Oliver McMillan, Odmark & Thelan	SGPA Architecture & Planning	T5	~15	318 units, 145,000 sf retail and office
62. Victoria Gardens/ Rancho Cucamonga	Groundbreaking	Forest City	Field Paoli	T5	140	New downtown with 1.4 million sf of retail and offices plus 500 dwellings and a cultural center
63. Village at Naval Training Center/ San Diego	Construction (95%)	US Navy, Lincoln/Clark San Diego LLC	Torti Gallas/CHK	T5, T4, T3	55	Military family housing, 500 units, infill site
64. Village at Serra Mesa/ San Diego	Construction (20%)	US Navy, Lincoln/Clark San Diego LLC	Torti Gallas/CHK	T4	75	Military family housing, 900 units, community center, Navy exchange
65. Warm Springs Transit Village/ Fremont	Planning	The Westwood Co.	Van Meter Williams Pollack	T3	36	Mixed-use high density urban transit village
66. Waterfront District/ Hercules	Construction (20%)	The Bixby Company	Sargent Town Planning, John Reagan Architects, Dover Kohl	T5, T4	125	Mixed-use center and neighborhood, with 500 units, 125,000 sf retail and office. Brownfield redevelopment
67. Whiteslough Neighborhood/Vallejo	Planning	City of Vallejo	Van Meter Williams Pollack	T3	15	Greyfield redevelopment, 250 units housing, 11,000 sf retail, park
Colorado						
1. Arrowhead Apartments & Thomas Bean Towers/Denver	Planning	Alliance Property Group, CPC East Village, Tulesis Corp., Simpson Housing	Calthorpe		15	Refurbishment of 449 units plus 400 new homes; retail; restoration of street grid; HOPE VI
2. Arvada Intermodal Transit Village/Arvada	Planning	City of Arvada, Regional Transportation District	Van Meter Williams Pollack	T4	(10 blocks)	Neighborhood around new intermodal center, with 600 units of housing, 21,000 sf of retail

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
3. Arvada Town Center	Planning	City of Arvada, Denver Reg. Council of Govts.	Van Meter Williams Pollack	T5, T4	77	Transit-oriented redevelopment adj. to Arvada historic downtown. 1,544 residential units, main street extension.
4. Belle Creek Commerce City	Construction (50%)	Pinnacle Pines LLC	Arlo Braun & Assoc.	T5, T4, T3	171	950 units, retail, school
5. Belmar/ Lakewood	Construction	Continuum Partners	Elkus/Manfredi Architects	T6, T5, T4	100	Mall redevelopment, 1,400 units, 1 million sf retail, 1 million sf office
6. Bradburn / Westminster	Construction (5%)	Continuum Partners	DPZ, Civitas, Wolff Lyon	T5, T4, T3	112	480 attached units, 250 single homes, 470,000 sf retail
7. Broomfield Urban Transit Village/ Broomfield	Planning	Tim Weins, Tony Fiest	Civitas	T5, T4	110	High density mixed-use center with 1,700 units and 1.5 million sf commercial
8. Centerra/Ft. Collins (Rocky Mt. Village)	Planning	McWhinney Enterprises	Cityscape Urban Design	T5, T4	3,000	Walkable neighborhoods are part of a larger technology campus
9. Cherokee Redevelopment/Denver	Planning	Cherokee Investment Partners	Design Workshop	T6, T5	50	Redevelopment of rubber factory site into transit-oriented neighborhood with 4,000 units, two million sf of office, 250,000 sf of retail
10. CityCenter Englewood/ Englewood	Complete	City of Englewood, Miller Weingarten, Trammel Crow	David Owen Tryba, Calthorpe	T5, T4	55	Mall redevelopment, 438 units, 330,000 sf retail, 150,000 sf offices
11. Colorado Springs development plan	Planning	Colorado Springs Renewal Authority	RTKL		70	urban mixed-use link to park
12. Denver Commons/ Denver	Construction (20%)	Trillium Corporation East-West Partners	Design Workshop	T5, T4	50	High-density urban expansion, 2,000 units, retail, office, light rail
13. Eagle Ranch Neighborhood Center/ Eagle	Construction	West Eagle Ranch LLC	Gage Davis	T5, T4, T3	162 ⁸	570 units, retail, school; part of larger master planned project
14. Highlands Garden Village/Denver	Construction (75%)	Burgwyn, Perry & Rose	Calthorpe	T5, T4	30	290 units, retail, civic, theater includes cohousing
15. Holiday Neighborhood/ Boulder	Construction	Housing Authority of the City of Boulder, MSN, LLC Affordable Housing Alliance, North Court LLC	Barrett-Steele Arch., Wolff Lyon	T5, T4	~40	New neighborhood includes main street, affordable housing, redevelop- ment of theater site
16. Lowell Neighborhood/ Colorado Springs	Construction (5%)	Lowell Development Partners, Earl Robertson	DPZ	T5, T4	58	Redevelopment of vacant downtown area into 800 units, office, retail
17. Meadows Town Ctr./ Castle Rock	Planning	Castle Rock Development Company	Torti Gallas/CHK, RTKL	T5, T4, T3	200	2,140 units, 25,000 sf office, 25,000 sf retail
18. Mercado Neighborhood Transit Village/Denver	Planning	Denver Housing Authority	Van Meter Williams Pollack	T6	15	Public Housing HOPE VI redevelopment, 472 units housing 48,000 sf retail, adjacent to light rail
19. Mineral & Santa Fe Transit Village/ Littleton	Planning	City of Littleton, Regional Transportation District	Van Meter Williams Pollack	T4	32	Transit village next to light rail stop. Includes 333 units, 411,000 sf office, 10,000 sf retail. Redevelopment of parking lot.
20. New Neighborhood in Buena Vista	Planning	The Town Company	Dover Kohl	T5, T4	40	315 units, including live/work and neighborhood retail, connecting directly to town historic main street
21. Palmer Village/ Colorado Springs	Planning	Classic Communities, Norwood	RTKL	T5, T4	60	Urban renewal project, includes neighborhood and hotel
22. Prospect/ Longmont	Construction (50%)	Kiki Wallace	DPZ	T5, T4, T3	80	320 homes, 120,000 sf retail
23. RidgeGate/ Lone Tree	Planning	Colony Investments	Design Workshop	T5, T4	3,500	New town south of Denver, linked to transit. Mixed-use community could accommodate 60,000-90,000 workers and/or residents

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
24. Rigden Farm/ Ft. Collins	Construction (10%)	Rigden Farm LLC	Jim Sell Design, Lockwood Architecture	T5, T4, T3	310	1,100 homes, retail
25. South Westminster Transit Village Plan/ Westminster	Planning	City of Westminster OTAK	Van Meter Williams Pollack	T4	107	1,100 units housing, 400,000 sf retail, 160,000 sf office, 40 acres open space
26. Spring Creek/ Colorado Springs	Construction (5%)	Earl Robertson	DPZ	T5, T4	205	Suburban infill, 1,500 units, 600,000 sf retail
27. Stadium Village/ Colorado Springs	Planning	left blank	RTKL	T4, T3	100	Medium-high-density housing, retail, office, minor-league baseball park
28. Stapleton/ Denver	Construction (8%)	Forest City, Stapleton Dev. Corp.	Calthorpe, Wolff Lyon Architects	T5, T4, T3	4,700	12,000 units, retail, office on former airport site
29. Three Springs/ Durango	Planning	Tierra Group	DPZ	T5, T4, T3	680	2,000 units, substantial retail and office space, 60-acre hospital campus
30. Tuscany/ Greeley-Evans	Construction	Bill Neal	Jim Sell Design	T5, T4, T3	550	2,500 homes, retail
31. Uptown Village Denver	Complete	Post Properties	RTKL	T4	15	Reuse of former St. Luke's hospital; medium-to-high-density residential in urban setting
32. Victoria Heights/ Frederick	Planning	Brandon Kortgaard	TPS (Swift & Assoc.)	T5, T4, T3	40	200 units, 80,000 sf retail
33. Wellington Neigh./ Breckenridge	Construction Phase I 60% Phase II in review	Brynn Grey Partners	Wolff Lyon Architects	T4	85	Affordable housing neighborhood with 122 units on 23 acres of site. 6,000 sf of retail planned.
34. Windsor Village Windsor	Planning	Palmer Investments	RTKL	T3	60	Low-to-medium residential, retail and services.
Connecticut						
1. Blue Back Square/ West Hartford	Planning	Raymond Road Associates	Street-Works	T5	~25	Extension to downtown with 200,000 sf. retail, 165,000 sf office, 165,000 sf residential
2. Georgetown Wire Mill redev./Redding	Planning	Georgetown Land Dev. Co.	DPZ	T5, T4	57	Brownfield redevelopment, includes 542 units, 187,000 sf of retail, 109,000 sf of civic space, and 36,000 sf of manufacturing
3. Madison Landing Madison	Planning	Leyland	DPZ	T4, T3	42	Village with 188 units, live/work
4. Quinnipiac Terrace- Riverview/New Haven	Advanced planning	Trinity Financial	Goody Clancy & Associates	T4	16	HOPE VI, infill neighborhood with 226 units. 5,500 sf community center
5. West Rock Housing/ New Haven	Planning	New Haven Housing Auth.. Affordable Housing Dev. Corp.	UDA	T4, T3	200	Public housing redevelopment
Delaware						
1. Red Mill Pond Sussex County	Planning	Natelli Communities	Rodgers Consulting	T4, T3	250	800 homes, community facilities, corner store
2. The Village at Eastlake/ Wilmington	Construction	Wilmington Housing Auth., Leon Weiner	Torti Gallas/CHK	T4	20	Hope VI, 160 townhomes and duplexes, mixed-income
District of Columbia						
1. Arthur Capper- Carrollburg	Planning	DC Housing Authority	Torti Gallas/CHK	T4	22	Hope VI, 1,562 units, 600,000 sf office, 20-40,000 sf retail
2. Capitol Gateway	Construction	DC Housing Authority, A & R Development	Sorg and Associates	T4	40	Hope VI, 555 units, mixed income, retail, community building
3. Columbia Heights	Planning	Donatelli & Klein/ Gragg & Associates	Torti Gallas/CHK	T5, T4	NA	Redevelopment of two parcels to consist of 418 residential units and 40,000 sf of commercial space
4. Henson Ridge	Construction (30%)	DC Housing Authority, Douglass/Stanton Community Dev. LLC	Torti Gallas/CHK	T5, T4, T3	60	Public housing redev., 600 new and renov. units, retail

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
5. Hill East Waterfront/ Reservation 13	Planning	City	Ehrenkrantz, Eckstut & Kuhn	T7, T5, T4, T3	67	Redevelopment of former hospital site into neighborhood with housing, retail, and a civic district. Connected to transit
6. Parkside	Construction first phase complete	Telesis Corporation	Sorg & Associates	T4	26	230 townhomes and apts.
7. Wheeler Creek	Construction (90%)	David Gilmore, DC Housing Authority	UDA	T5, T4	25	314 units, retail, parks, senior center
Florida						
1. Abacoa/ Jupiter	Construction (35%)	Abacoa Dev. Co., DiVosta Homes, de Guardiola Dev.	Original master plan: DPZ, Calthorpe, Moule & Polyzoides; modified substantially by de Guardiola Dev. and DiVosta Homes	T5, T4, T3	2,055	Large new town includes 6,073 units, 930,000 sf of retail, 2 million sf of office, university campus, and spring training baseball park. Main town center and several residential neighborhoods built.
2. Altamonte Town Center/Altamonte Springs	Groundbreaking	Altamonte Springs Investments	Morris Architects	T5	26	7-block downtown district with 1.5 million square feet of shops, offices, residences, hotels, and theaters.
3. Amelia Park/ Fernandina Beach	Construction (50%)	Brylen Homes, Joel Embry, Mike Antonopoulos	DPZ	T5, T4, T3	100	New neighborhood with 421 units, main street with 70,000 sf of retail.
4. Aragon/ Pensacola	Construction	The Aragon Group, Pensacola CRA	Michelle MacNeil	T5, T4	21	Redevelopment of site near downtown. All lots can have mixed-use component.
5. Avalon Park/ Orlando	Construction (20%)	Avalon Associates	Canin Associates	T5, T4, T3	1,860	4,023 units (800 multifamily) 500,000 sf of commercial
6. Avonlea/ Stuart	Construction	Frank Wacha	Treasure Coast Regional Planning Council, Urban Design Studio	T5, T4	44	New mixed-use town center. About half of the site is preserved in open space.
7. Baldwin Park/ Orlando	Construction (10%)	Baldwin Park Dev.	Torti Gallas/CHK SOM	T6, T5, T4	1,029	Reuse plan for military facility 3,300 units, 1 million sf commercial
8. Belmont Heights/ Tampa	Construction (60%)	Michaels Development	Torti Gallas/CHK	T4	74	Hope VI, 860 units, civic buildings
9. Bethune Village and Halifax Park/ Daytona Beach	Planning	The Communities Group	Torti Gallas/CHK	T5, T4	35	HOPE VI, 272 new on-site units, 222 off-site units, 60,000 sf retail space
10. BotAnica-Sea Plum/ Jupiter	Groundbreaking	New Urban Communities	Coteleur-Hearing	T4, T3	143	630 units, 55,000 sf commercial
11. Bradenton Village/ Bradenton	Construction	Bradenton Housing Auth.	Cooper Johnson Smith, Sorg & Associates	T4	39	Hope VI public housing redevelopment, mixture of housing types, 256 units, village center with civic uses
12. Brytan/ Gainesville	Planning	Bryce Dev. Group	DPZ	T5, T4, T3	148	New town with 700 units, 140,000 sf retail, 150,000 sf office, 10,000 sf civic building
13. Cagan Crossings/ Orlando	Construction (30%)	Cagan Management Group	Joe Knight, Charlan-Brock & Associates, DPZ (original plan)	T5, T4	617	Zoned for 8,000 units, 500,000 sf retail/office. Features affordable apartments on a grid and town center.
14. Cape Coral Downtown	Planning	City, private developers	Dover Kohl	T5, T4	350	Waterfront downtown for suburban city
15. Carillon Town Center/ St. Petersburg	Construction (early)	Echelon Dev. LLC	Cooper Carry	T5	18	Anchored by Publix Supermarket; town center for 428 acre office park; 96,000 sf retail, 450,000 sf office, 199 apts., 150 hotel rooms
16. Carver Court/ Orlando	Planning	Orlando Housing Auth.	Wallace Roberts & Todd	T4	17	203-unit infill public housing redevelopment, new park, HOPE VI
17. Celebration/ Osceola County	Construction (60%)	Celebration Co. (Disney)	Cooper Robertson & Partners/Robert AM Stern Architects	T5, T4, T3	4,900	5,000 homes, downtown, office park
18. Citrus Park Village/ Hillsborough County	Planning	Hillsborough County	URS, Canin Associates	T5, T4, T3	500	Part of sector plan for NW Hillsborough County

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
19. CityPlace/ West Palm Beach	Construction (Phase 1 complete)	Palladium Company	Elkus/Manfredi Architects	T6, T5	72	Infill downtown district with 570 units, 600,000 sf retail, entertainment, and restaurants
20. Depot Neighborhood/ Gainesville	Planning	Community Redev. Agency	Dover Kohl	T5, T4	150	Infill housing around city power plant
21. Doral TND/Miami-Dade	Planning	Adrian Homes	Correa Valle Valle	T5, T4	160	Town center with 1,050 units in two neighborhoods 120,000 sf retail
22. Downtown Kendall/ Kendall	Groundbreaking	Miami-Dade County, ChamberSouth	Dover Kohl, DPZ	T6, T5	300	Transit-oriented infill development plan around large shopping mall
23. Downtown Revitali- zation Plan/ Miami Springs	Planning	City of Miami Springs	Dover Kohl	T5	40	Revitalization of downtown
24. Downtown Waterfront District/Stuart	Construction	City of Stuart, private developer	Treasure Coast Regional Planning Council	T5, T4	110	Extension of downtown, parks, civic, retail
25. Eagle Creek Village Center/Orlando	Planning	Emerson International	Glatting Jackson	T6, T5	22	Town center with 849 units, sf 50,000 retail, 150,000 sf office, hotel, school
26. Fallschase/ Tallahassee	Groundbreaking	Fallschase Development & Management	DPZ	T5, T4, T3	700	2,572 units, 300,000 sf comm., 425,000 sf office
27. Grand Oak Village/ Osprey	Planning	Sarasota Development	Cooper Johnson Smith	T5, T4	30	320 housing units, 50,000 sf retail, 12,000 sf office, civic
28. Haile Village Center/ Gainesville	Construction (90%)	Haile Plantation Corp.	Robert Kramer and Matthew Kaskel	T5, T4	50	Town center with 300 homes, 160,000 sf of commercial. Intimate heart for larger suburban community
29. The Hometown Plan/ South Miami	Construction (10%)	City of South Miami	Dover Kohl	T5	80	Infill revitalization of main street area
30. Jupiter Inlet Village/ Jupiter	Planning	Town of Jupiter	Glatting Jackson	T6, T5, T4	60	Town center with neighborhood along the waterfront
31. Kendall Commons/ Miami-Dade County	Planning	Jose Boschetti and Martin Caparros	Correa Valle Valle	T5, T4	160	1,000 residential units with town center in four neighborhood wards
32. Lake Park Extension/ Lake Park	Planning	Town of Lake Park	Treasure Coast Regional Planning Council	T5, T4	270	Town extension, 1,200-1,800 units, civic, commercial (the first project is Westlake Neighborhood)
33. Lakes of Windemere/ Orlando	Construction	Black Amber Dev., Inc.	Glatting Jackson	T5, T4, T3, T2, T1	1,050	Neighborhoods on greenfield sites with 2,840 dwelling units, mixed-use centers, schools, and substantial open space. Formerly called Lake Burden and Lake Sawyer.
34. Legacy Park/ Casselberry	Planning	Centex Homes	Daly Design Group	T5, T4	200	440 houses, town center, offices
35. Longleaf/ New Port Richey	Construction Neighborhood 1: 90% Neighborhood 2: 40%	Longleaf Development Co.	Geoffrey Ferrell, Armando Monterro	T5, T4, T3	568	New town with 4 neighborhoods, town center, 1,400 units
36. Main Street at Hampton Lakes/ Hillsborough County	Planning	Hampton Lakes Main LLC	Charlan Brock & Associates, based on DPZ vision plan	T5, T4	40	Town center with apartments, retail
37. Marineland	Planning	Jacoby Development	DPZ	T5, T4, T3	150	Environmental community; 90 acres of preserve, town center, hotel, live/work units, 290 units total
38. Miami Lakes Town Center/Miami Lakes	Construction (25%)	The Graham Companies	Dover Kohl, Lester Collins	T5, T4	150	Mixed-use town center for new town planned in the 1960s.
39. Miramar DRI/ Miramar	Planning	Westbrooke	Correa Valle Valle	T5, T4	23	371 apts., townhomes next to new town center
40. Miramar Town Center/ Miramar	Construction	Miramar Town Center Group LLC	Torti Gallas/CHK/ Keith & Schnars	T5	52	Mixed-use town center, 500 units, 115,000 sf retail, civic buildings
41. Mizner Park/ Boca Raton	Complete	Crocker Realty	Cooper Carry	T6, T5	29	272 units, 236,000 sf retail, 262,000 sf office

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
42. The Moorings/ Palm Beach	Construction (30%)	Urban Principles	UDA	T5, T4	15	Redevelopment of industrial waterfront, 400 units, mixed-use center
43. Moss Park Village Center/Orlando	Advanced planning	CNL Realty & Dev. Corp.	Glatting Jackson	T5, T4	68	125 units, 300,000 sf commercial, 100-room hotel
44. Naranja Lakes/ Dade County	Planning	de Guardiola Development	DPZ, Correa Valle Valle	T5, T4, T3	337	Five new neighborhoods with 1,600 units on land destroyed by hurricane
45. Northlake Park at Lake Nona/Orlando	Construction (40%)	Lake Nona Land Co.	Glatting Jackson	T5, T4, T3	1,000	1,700 units in town by 500-acre lake
46. Parkland Town Center/ Parkland	Planning	Vista Realty, de Guardiola Development	Gibbs Planning Group	T5, T4	96	700 units, 150,000 sf retail
47. Pembroke Neighbor- hood/Pembroke	Construction	Westbrooke	Correa Valle Valle	T5, T4	85	850 residential units in two neighborhoods
48. Peninsula Village Green/ Boca Raton	Planning	Carr Residential	Correa Valle Valle	T5, T4	17	155 townhomes, 300,000 sf office center
49. Pine Forest neigh- borhood/Jacksonville	Planning	Jacksonville Housing Partnership	UDA	T4, T3	NA	Residential infill neighborhood reest- ablishing the city grid
50. Pointe West/ Vero Beach	Construction	OnSite Management Group	Thomas Lucido & Associates	T5, T4, T3	603	Neighborhood built around golf course 1,200 units, 170,000 sf of commercial, and equestrian center
51. Post Harbour Place/ Tampa	Complete	Post Properties	RTKL	T5	18	784 units, retail and offices
52. Quantum/Boca Raton	Construction	Westbrooke	Correa Valle Valle	T5, T4	80	Two neighborhoods with 155 units
53. River Town/ St. John's County	Planning	St. Joe Company	EDAW	T5, T4, T3	4,300	New town on St. John's River
54. Rosemary Beach/ Walton County	Construction (65%)	Leucadia National	DPZ	T5, T4	105	460 homes, town center, 97,000 sf retail
55. Seaside/ Walton County	Construction (95%)	Robert Davis	DPZ	T5, T4, T3	80	350 homes, retail, live/work
56. Silver Oaks Village/ Zephyr Hills	Construction (50%)	Silver Oaks Development Corp.	Looney Ricks Kiss	T5, T4	40	100 single family, 50 multifamily, retail, civic
57. Somerset Beach/ Walton County	Planning	EBSCO	DPZ	T5, T4, T3	160	599 home sites, 170,000 sf commercial space, 7,000 sf civic space
58. Southwood/ Tallahassee	Construction	St. Joe Company	Sasaki Associates	T5, T4, T3	3,200	Master-planned community with interconnected-street neighborhoods. 4,250 units, town center, school
59. St. Croix/ Lauderdale Lakes	Construction	The Cornerstone Group	Correa Valle Valle	T5, T4	15	Shopping center retrofit into small neighborhood with 246 units, shops
60. Summerville/ Dade County	Construction	GC homes	Rosello Balboa Lordi	T5, T4	48	347 units and commercial on a grid of narrow, tree-lined streets
61. Tapestry Park Panama City	Construction (15%)	Tapestry Park Land Co.	TanneyDesign	T5, T4	72	186 home sites plus mixed-use town center
62. Temple Terrace Downtown Revitalization	Planning	City of Temple Terrace	Dover Kohl	T5	55	Redevelopment of grayfield site into mixed-use downtown
63. Town of Tioga/ Gainesville	Construction (30%)	Dibros Corp.	Orjan Wetterqvist	T5, T4, T3	280	537 homes, town center
64. Townsend/ Gainesville	Construction (40%)	Robert Kramer, David Coffey, Jeff Fleeman	Robert Kramer	T5, T4	52	Infill neighborhood, 416 units, 80,000 sf comm.
65. Village Green/ Port Saint Lucie	Planning	George de Guardiola	Cotleur-Hearing	T5, T4	98	New neighborhood on infill site, 890 units, 82,000 sf retail
66. Village of Bridgewater/ Orange County	Construction	Bridgewater Dev. Corp.	Miller Sellen Conner & Walsh	T5, T4, T3	4,000	Series of neighborhoods surrounded by open space
67. Washington Ridge/ Lakeland	Construction (80%)	Lakeland Housing Auth., The Communities Group	Torti Gallas/CHK	T4	40	Hope VI, 249 units, retail, community center

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
68. WaterColor/ Walton/Bay Counties	Construction (30%)	Arvida/A St. Joe Company	Cooper Robertson & Partners	T4, T3	500	5-acre mixed-use town center 1,140 units, 20,000 sf office, 80,000 sf retail, inn, 248 acres open space, new town adjacent to Seaside
69. WaterSound Beach Walton County	Construction (10%)	Arvida/A St. Joe Company	Robert AM Stern Architects/EDAW/Cooper, Robertson & Partners/Graham Gund	T4, T3	256	499 residential units, neighborhood retail; resort community
70. Welaunee/ Tallahassee	Planning	Powerhouse Inc.	Glatting Jackson	T5, T4, T3	2,342	Two new towns, eight distinct neighborhoods, with regional employment center
71. West Park Village/ Tampa	Construction (95%)	Terrabrook	RTKL	T5, T4, T3	225	1,700-unit neighborhood
72. Westlake Neigh./ Lake Park	Construction	Housing Trust Group of Florida	Correa Valle Valle	T5, T4	50	400 rental units in apts. and townhouses, 20,000 sf commercial on two islands
73. WindMark/ Gulf County	Planning	Arvida/A St. Joe Company	Cooper Robertson & Partners	T5, T4, T3	2,000	1,662 units, 65,000 sf retail, 10,000 sf office, golf course boardwalk
74. Winter Park Village/ Winter Park	Construction Phase 1 complete	Don Casto Organization	Dover Kohl	T5, T4	45	Redevelopment of mall into neighborhood with 367,000 sf of commercial, residential
75. Winter Springs Town Center/Winter Springs	Construction of phase 1	James Doran Company, City of Winter Springs	Dover Kohl	T5, T4	200	Plan to create an urban heart for a suburban municipality
76. Winthrop/ Brandon	Construction of phase 1	John Sullivan	DPZ	T5, T4, T3	148	Urban neighborhood in suburban area with 700 units, 143,500 sf commercial, and civic buildings

Georgia

1. Atlantic Station/ Atlanta	Construction	Atlantic Station LLC	Jacoby Dev., DPZ	T6, T5	138	Redev. of downtown brown-field site, 12 million sf residential and commercial
2. Capitol Gateway/ Atlanta	Groundbreaking	Atlanta Housing Auth. Integral Properties	Wallace Roberts & Todd	T5, T4	(16 blocks)	Hope VI, 1,033 units, 45,000 sf retail, transit-oriented
3. Carver Neighborhood/ Atlanta	Construction	Integral Group	Calthorpe	T5, T4	60	Hope VI, mixed-use, mixed-income, 900 units
4. Clark's Grove/ Covington	Construction (10%)	Joel Embry	DPZ, Tunnell-Spangler-Walsh & Associates	T5, T4	66	329 units, retail and office, school
5. College Town at Harris Homes/Atlanta	Construction Phase 1	Integral Properties, Atlanta Housing Authority, Real Estate Strategies	Ehrenkrantz, Eckstut, & Kuhn	T5, T4	58	Hope VI public housing redevelopment with 750 units, retail, adjacent to Morehouse and Spellman colleges
6. Covington Downtown/ Covington	Planning	City of Covington	DPZ	T5, T4	290	Downtown masterplan, two new neighborhoods, (Clark's Grove is one)
7. East Point Commuter Rail Station/East Point	Designed	City of East Point	Paul Muldawer	T5, T4	75	Transit-oriented development around commuter rail station
8. Garden Homes Estates/ Savannah	Construction	Integral Properties	Wallace Roberts & Todd	T4	26	350 units, mixture of types, grouped around two squares, retail, community building, Hope VI
9. George Foster Peabody Apartments/ Columbus	Planning	Columbus Housing Auth.	Wallace Roberts & Todd	T5, T4	23	HOPE VI, 304 new units with mixed townhouses, flats and garden apts, 29,000 sf commercial, 5,000 sf community center
10. Glenwood Park/ Atlanta	Groundbreaking	Green Street Properties, Meddin Company, Novare Group	Dover Kohl, Tunnell-Spangler-Walsh & Associates	T5, T4	28	Brownfield redevelopment into neighborhood with 425 units and 155,000 sf of commercial space
11. Historic Westside Village/Atlanta	Construction	Atlanta Dev. Auth., Harold A. Dawson Co., Integral Group	Turner Associates	T5, T4	15	340 units, 200,000 sf retail, 300,000 sf office

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
12. Jubilee/ Social Circle	Construction phase 1	Paul Brent Scarbrough	Paul Muldawer	T5, T4, T3	79	450 units, 25,000 sf retail, redevelopment and expansion of historic town
13. Lindbergh Center/ Atlanta	Construction	Carter & Associates	Cooper Carry	T5, T4	48	Transit-oriented development with 2 million sf office, 954 units, 330,000 sf retail
14. New Manchester/ Atlanta	Groundbreaking	New Manchester LLC	Calthorpe	T5, T4, T3	2,300	Master plan calls for 3,500 res. units, 300-acre town center, open space preservation, cultural center
15. Perimeter Town Ctr./ Atlanta	Planning	Equity Office Properties; Cousins	Cooper Carry	T6, T5	35	Mixed-use, transit-oriented center with 600 units, 125,000 sf retail, 1.5 million sf office, public square
16. Princeton Village/ College Park	Groundbreaking	Jack A. Blackwell, Enterprise Construction Co.	Paul Muldawer	T4, T3	40	Infill TND on land cleared because of airport noise. Mix of housing types, retail, hotel
17. Reynold's Plantation Neighborhoods/ Greensboro	Designed	Reynold's Plantation	Cooper Robertson	T5, T4, T3	1,900	Village center and two new neighborhoods in existing community, 550 single-family 325 apartments
18. Ridenour Town Center/ Cobb County	Planning	Macauley Properties	Community Concepts	T6, T5	20 ⁸	50 units, 499,000 sf office 110,000 sf retail, civic, hotel
19. Riverside/ Atlanta	Complete	Post Properties	DPZ	T6, T5	80	Urban village, 536 apts. & townhomes, 250,000 sf commercial
20. Serenbe/ Palmetto	Groundbreaking	Marie & Steve Nygren, Nan & Rawson Haverty Ryan Gainey	Phillip Tobb	T4, T3	900	Two hamlets with 70% open space in Chattahoochee Hill Country. Combines New Urbanism & sustainability
21. Smyrna Town Center	Complete	City of Smyrna	Sizemore Floyd Arch.	T5	29	Town center focused on civic buildings and mixed-use main street
22. Summerville/ Athens	Groundbreaking	Galis/Kimbrough, LLC	Robinson Risher Assoc.	T4	40	68 home sites, mixed-use village center
23. Vickery/ Forsythe County	Construction (7%)	Hedgewood Properties	DPZ, Tunnell-Spangler- Walsh & Associates	T5, T4, T3	210	700+ units, 100,000 sf retail, office, civic
24. The Village of East Point/East Point	Groundbreaking (Jan. 2004)	Ben Bass, New Providence Housing	Tunnell-Spangler- Walsh & Associates, Paul Muldawer	T5, T4, T3	100	Neighborhood with town center, mix of uses and housing types, 773 units
25. The Villages at Lafayette Park/ Fayetteville	Construction	Fayetteville Village LLC		T5, T4	110	151 single family, 30 townhouses, parks, 135,000 sf retail, office; extension of historic downtown

Illinois

1. ABLA Neigh. Plan/ Chicago	Planning	Telesis/CHA	Calthorpe, Sonic Arch.	T5, T4	100	Hope VI revitalization plan creates an infill neighborhood with many hous- ing types, including live/work, and restores the street grid. 3,000 units
2. BroMenn Regional Medical Center Campus/ Normal	Planning	BroMenn Health Care	Farr Associates	T4	16.5	Land acquisition, development of Main Street, residences, offices
3. The Glen/Glenview	Construction (50%)	Oliver McMillan	SOM, Gibbs Planning Group	T5	35	300 residential units, 300,000 sf retail redevelopment
4. Historic Kirkwood/ Kirkland	Construction (40%)	Phil Pearson	Land Vision	T4	20	93 homes, extension of village
5. Hometown Aurora/ Aurora	Construction	Perry Bigelow	Various	T5, T4	146	1,050 units, town center, 30,000 sf commercial
6. Hometown Oswego/ Oswego	Construction	Perry Bigelow	Bucher-Willis	T5, T4	85	350 homes, retail center

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
7. Horner Redevelopment/ Chicago	Construction	Chicago Housing Auth., Habitat	Calthorpe	T4	20	Hope VI redev., mixed use
8. The Kelley Property/ Normal	Planning	Lawrence Hundman	Farr Associates	T4	16	Small neighborhood wrapped around retail center
9. Madden Wells Darrow/ Chicago	Planning	City of Chicago	UDA, LBA	T5, T4	100	Hope VI redev. into mixed income neighborhood, 3,000 units, retail, community center
10. Mill Creek Village Ctr./ Geneva	Construction	Sho-Deen Inc.	Dave Yocca, Design Workshop	T5, T4	75 ⁸	Neotraditional center in 1,600 acre project, 300 homes and retail
11. Near North Neighborhood/ Decatur	Advanced planning	Eastlake Development	Goody, Clancy & Assoc.	T5, T4	120	Redevelopment of public housing into neighborhood; 560 units, mixed-use town center with new square, grid of streets
12. Normal Downtown Redevelopment/ Normal	Groundbreaking	City of Normal, Stormont Hospitality	Farr Associates, Gibbs Planning Group	T6, T5	25	\$211 million redevelopment features new circular plaza, rail facility, retail and mixed-use buildings, museum First municipality to require LEED rating
13. Prairie Crossing Station Village/ Grayslake	Construction (75%)	Prairie Crossing Holding Co.	SOM, Calthorpe	T5, T4	30 ⁸	Town center in land preservation community, 113 units, retail
14. Robert Taylor Homes redevelopment/Chicago	Advanced planning	Michaels Development Co., Brinshore Development Co.	Wallace Roberts & Todd	T5, T4	96	Hope VI redevelop. of portion of RobertTaylor Homes into 894 units, mixed-use main street
15. Stateway Gardens/ Chicago	Advanced planning	Stateway Associates	SOM	T5, T4	38	Redevelopment of public housing high-rises into 1,315 unit of mid-rise units with neighborhood retail, office, and school
16. Town Center Plan/ Plainfield	Construction	Village of Plainfield	Teng & Associates, Richard Schaupp, Michael Franck	T5, T4, T3	300	Extension of historic village in walkable grid; three neighborhoods
Indiana						
1. Beachwalk/ Michigan City	Construction (50%)	Tom Moss	Allegretti Architects	T4, T3	165	Beachfront town, 400-500 units, 20,000 sf retail, hotel
2. Brokenburr/ Indianapolis	Planning	BRIndy, LLC	Farr Associates	T4	26	Mixed-income, 217 units, small commercial center; public housing redevelopment
3. Coffee Creek Center/ Chesterton	Construction	Lake Erie Land Co.	William McDonough & Partners	T5, T4, T3	640	1,200 units, town center, employment center, sustainable design
4. Duneland Village/ Miller District, Gary	Construction (10%)	McCormick Baron Salazar	Farr Associates, Site Design Group	T5, T4	25	40 residential buildings, porches, park, boulevard, HOPE VI
5. Horace Mann Neighborhood/Gary	Planning	McCormick Baron Salazar	Farr Associates	T6, T5	15	HOPE VI linked to commercial and civic uses, near commuter train
6. Turner Trace/ Avon	Construction (1%)	Darrell Brosius, Dan Muehlenbein	David Klauba & Associates; developers	T5, T4	82	284 units, village center, greenfield neighborhood
7. Village of Westclay/ Carmel	Construction	Brenwick Dev. Co.	Brenwick, Gary Weaver	T5, T4, T3	680	1,362 units (225 apts.), town center
Iowa						
1. The Peninsula Neighborhood/Iowa City	Construction (15%)	T.L. Stamper Holdings, City of Iowa City	Dover Kohl, Geoffrey Ferrell Assoc.	T5, T4	65	Urban extension, 380 units approx. 10% affordable
2. West Glen/ West Des Moines	Groundbreaking	Urban Development Corp.	Shook Kelley, Tim Urban	T6, T5, T4	75	300 residential, village, hotel, superstore, entertainment, office, multistory commercial
Kansas						
1. Lenexa City Center Lenexa	Advanced planning	Haile Group	Bob Kramer, Michael Morrissey, 180 Degrees Design Studio, Opticos	T6, T5	62	Town center for expanding suburb includes 1,000 units of residential, 350,000 sf of retail, and 800,000
2. Merrill Village, Overland Park	Planning	Robben Development	George Butler Associates, RTKL	T4, T3	300	Various residential densities in village format, retail

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
3. Park Place/Leawood	Advanced planning	Jeff Alpert & Melanie Mann	Street-Works	T5, T4	34	Suburban infill, 200,000 sf retail, 100,000 sf office, residential
Kentucky						
1. Clarksdale/Louisville	Planning	City of Louisville	UDA	T4	NA	HOPE VI, 453 on-site and 599 off-site mixed units, mixed-use buildings and new park
2. College Town/Lexington	Planning	City of Lexington University of Kentucky	Ayers Saint Gross	T4, T5	77	Mixed-use residential, retail, cultural and academic
3. Elm Street Neigh. Versailles	Planning	Blugrass Traditions LLC	Geoffrey Ferrell Associates	T4	40	Infill residential neighborhood
4. Norton Commons/Louisville	Groundbreaking	Triad Development, Shands Family, PNC Trust	DPZ	T5, T4, T3	600	Two villages, hamlet, 2,880 units, 560,000 sf commercial
5. Park DuValle/Louisville	Construction (60%)	Housing Auth. of Louisville, The Community Builders	UDA, William Rawn,	T5, T4	100	Hope VI, 1,200 units, retail
Louisiana						
1. Bell Chase Naval Base redevelopment/New Orleans	Construction	Patrician Development	DPZ	T5, T4	138	Renovation and new development on Navy base
2. Desire/New Orleans	Construction (20%)	Housing Authority of New Orleans	Torti Gallas/CHK	T4	99	Hope VI, 575 units, community buildings
3. Fischer Housing HOPE VI/New Orleans	Planning	Housing Authority of New Orleans	Parsons Brinckerhoff/Cooper Robertson & Partners	T5, T4	70	640 residential units, community center in public housing redevelopment
4. River Ranch/Lafayette	Construction	Robert Daigle	Steve Oubre	T5, T4, T3	256	1,000 units, town center, 30,000 sf retail
Maryland						
1. Brentwood Village/Baltimore	Advanced planning	Saint Francis Academy	Design Collective	T5, T4	32	262 units, 75,000 sf commercial, redevelopment of urban grayfield
2. Clarksburg Town Ctr./Montgomery County	Construction (10-15%)	Newland Communities, Terrabrook	SK&I	T5, T4	275	1,300 units, 150,000 sf retail, 100,000 sf office
3. Downtown Silver Spring/Silver Spring	Construction (50%)	PFA Silver Spring	RTKL	T6, T5	20	225 units, 500,000 sf retail/restaurant, 200,000 sf office, hotel
4. East Baltimore plan/Baltimore	Planning	City of Baltimore Johns Hopkins Univ.	UDA	T7, T5, T4	87	A new infill neighborhood surrounding a biotechnology district
5. Flag House Courts/Baltimore	Groundbreaking	Housing Authority of Baltimore, Mid City Urban Financial, H.J. Russel Co.	Torti Gallas/CHK	T5, T4	15	Hope VI, 350 units, retail, community center
6. Fortune Parc/Potomac	Planning	Eakin/Youngentob	Lessard	T5, T4	51	600 units, 900,000 sf office/hotel/retail
7. Frankford Estates/Baltimore	Groundbreaking	Streuver Brothers Eccles and Rouse	Design Collective	T4	20	170 units, community center, urban infill
8. Frederick East Street Corridor/Frederick	Planning	The Greater Frederick Economic Development Corporation	Design Collective	T6	20	850 units, 600,000 sf commercial/retail, inn, commuter train station, urban infill
9. Gateway Crossing/Hagerstown	Construction (phase 1 complete)	Pennrose Properties	Wallace Roberts & Todd	T4	45	Hope VI, 400 units, community center, mixed-use main street
10. Gibson's Grant/Kent Island	Planning	White Heritage Partnership LLC	SK&I	T5, T4, T3	135	725 units, 10,000 sf retail and office
11. Greenway Village/Clarksburg	Advanced planning	Artery/Beazer Homes	SK&I	T5, T4	374	1,330 units, 89,000 sf commercial, 2,000 sqf civic
12. Grosvenor Village/Bethesda	Construction (50%)	Potomac Investment Properties/Avalon Bay Communities	Torti Gallas/CHK	T5, T4	30	Transit village with 860 units, 10,000 sf retail on DC Metro line

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
13. Hanover Park/ Baltimore	Construction (70%)	Landex	UDA	T4	NA	Hope VI redevelopment, 118 units
14. Heritage Crossing/ Baltimore	Construction	Housing Authority of Baltimore	UDA	T4	31	Hope VI, 260 units
15. John Hanson/Roger Brooke Taney Apts./ Frederick	Planning	The Communities Group	Torti Gallas/CHK	T5, T4	~15	HOPE VI public housing redevelopment. 100 infill units
16. Kentlands/ Gaithersburg	Construction (99%)	Great Seneca Development Corp.	DPZ	T5, T4, T3	352	2000 homes, school, retail town center
17. King Farm/ Montgomery County	Construction (80%)	King Farm Associates	Torti Gallas/CHK	T5, T4, T3	440	3,200 units, 125,000 sf retail, transit-oriented
18. Lakelands/ Gaithersburg	Construction (90%)	Classic Community Corp	DPZ	T5, T4, T3	343	2000 units, adjacent to Kentlands
19. The Landings/ Berlin	Planning	Natural Logic	Torti Gallas/CHK, Natural Logic	T4, T3	153	Rural seaside village, 350 units, 6,000 sf retail
20. Maple Lawn/ Howard County	Groundbreaking	Greenebaum & Rose Assoc.	Design Collective	T5, T4, T3	507	1,116 homes, 200,000 sf of retail and restaurants, and 900,000 sf of workplace in four neighborhoods and a district.
21. Middle East neighborhood/Baltimore	Planning	City of Baltimore	UDA	T5, T4	(100 blocks)	Redevelopment to build 1,000 units, biotechnology district, retail
22. Miles Point/ St. Michaels	Planning	Midland Companies	DPZ	T5, T4, 3	89	New neighborhood with 311 units adjacent to historic town
23. North Bethesda Town Center	Planning	LCOR	RTKL	T6, T1	32	1350 MF residential, 280,000 sf retail, 1,150,000 sf office, transit-oriented at Metro station
24. Owings Mills Town Center / Baltimore Co.	Groundbreaking	David S. Brown Enterprises	RTKL, LDR International	T5	70	450 units, 220,000 sf retail, 600,000 sf office, transit-oriented
25. Pleasant View Gardens/ Baltimore	Complete	Housing Authority of Baltimore	Torti Gallas/CHK	T4	21	Hope VI, 228 rowhouses, 110 senior apartments
26. Rockville Town Square/ Rockville	Advanced planning	City of Rockville, Federal Realty Inv. Trust, Ross Development, Danac Corp.	Street-Works	T5	15	651 units, 170,000 sf retail, downtown redevelopment connected to transit
27. Seaside Village/ Ocean City	Planning	Mystic Harbour	Torti Gallas/CHK	T5, T4	30	Mix of 127 residential units and 28,000 sf of retail
28. Shady Grove Transit Village/Rockville	Planning	MD/National Capital Park & Planning Commission	Design Collective	T6, T5, T4	443	3,800 units, including mid-rise apts., 675,000 sf commercial
29. Sunset Island/ Ocean City	Construction (15%)	Natelli Communities	DPZ	T5, T4	35	671 units, mix of housing types, corner store
30. The Terraces/ Baltimore	Complete	Housing Authority of Baltimore	Torti Gallas/CHK	T4	18	Public housing redev., 300 townhomes, commercial
31. Trappe East/ Trappe	Planning	Trappe East, LLC	Design Collective	T5, T4, T3	800	2,000 units, 430,000 sf retail/ commercial, church, inn, charter school, town hall, library, PO; five neighborhoods
32. Twinbrook Commons Rockville	Planning	Twinbrook Commons LLC, Washington Metropolitan Area Transit Authority	Torti Gallas	T6, T5, T4	26	1,500 units, including mid-rise apts., 200,000 sf retail, 620,000 sf office, located by Twinbrook metro station.
33. University of Maryland College Park Metro site	Planning	University of Maryland	Ayers Saint Gross	T5, T4		Plan includes 1,200-1,800 units, 2.8 million sf of office/research space, and retail at transit station
34. University Town Center/Hyattsville	Advanced planning	University Town Center, LLC	RTKL	T5, T4	27	Town center built around existing office buildings, big anchors, shops, parking garages, student-housing high-rise, 1-acre civic plaza
35. Uplands Site Master Plan/Baltimore	Planning	Housing Authority of Baltimore City	Goody Clancy & Associates	T4	34	900 units, mixed-use, public housing redevelopment

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
36. WaterView/Middle River-Essex	Construction	Mark Building Co., Enterprise Homes	UDA	T5, T4	65	175 single homes, commercial center
37. West Hyattsville Metro Village	Planning	MNCPPC and MDOT	Ehrenkrantz, Eckstut & Kuhn	T5, T4	126	3,600 units, 1 million sf office and commercial, transit-oriented

Massachusetts

1. Assembly Square/ Somerville	Planning	Gravistar, Taurus New England Investments	Goody Clancy, and Associates	T6	25	Redevelopment of a failed mall with 3.5-5 million square feet of transit-oriented, mixed-use development
2. Churchill Neigh. Plan/ Holyoke	Construction (70%)	Holyoke Housing Auth., The Community Builders	Calthorpe	T5, T4	40	Public housing redev., 110 units (rent to own), community center and park
3. Curwin Circle Neighborhood/Lynn	Planning	Housing Authority, City of Lynn	Goody Clancy & Associates	T4	25	300 units, mix of housing types, small mixed-use component
4. Eastern Cambridge Planning Study/ Cambridge	Construction	City of Cambridge, many private developers	Goody Clancy & Associates	T6, T5	495	Redevelopment of superblocks created by urban renewal
5. Fan Pier Plan Boston	Planning	Fan Pier Land Development Co.; Pritzker family	Urban Strategies	T6, T5, T4	~20	Nine-block waterfront redevelopment, Totals 2.7 million square feet, including 675 condos, hotel, 1.2 million square feet of office, and civic and cultural uses
6. Harbor Point/ Boston	Complete	Corcoran, Jennison	Goody Clancy & Assoc.	T4	50	Neighborhood with 800 units and small retail area
7. Mashpee Commons/ Mashpee	Construction (Town center built)	Mashpee Commons Limited Partnership	DPZ, Imai/Keller	T5, T4, T3	140	Retrofit of strip mall into town center, new neighborhoods, 500 units
8. Mystic Center/ Medford	Planning	National Development	Elkus Manfredi	T6	16	650 residential units, 100,000 sf retail, office, hotel, transit-oriented site
9. North Allston Strategic Plan/Boston	Planning	City of Boston	Goody Clancy & Associates	T6	200	Neighborhood plan to guide development by Harvard University; includes brownfield sites
10. Oak Grove Village/ Malden	Planning	Pembroke Real Estate	RTKL	T5	15	Transit-oriented village with 575 residential units, 20,000 sf retail, 7,500 sf community center
11. University Park/ Cambridge	Complete	Forest City, MIT	Koetter Kim & Associates	T5, T4	27	Mixed-use neighborhood with research facilities
12. Village at Hospital Hill/ Northampton	Advanced planning	The Community Builders	Calthorpe	T5, T4	135	180 infill units, assisted living, office, industrial, retail, 50% open space

Michigan

1. Bloomfield Park/ Bloomfield Hills	Planning	Harbor Companies	DPZ	T5, T4, T3	80	1,162 units, 478,000 sf retail/hotel/cinema
2. Cherry Hill Village/ Canton Township	Construction (30%)	Biltmore Properties	Looney Ricks Kiss	T5, T4, T3	350	1,400 units, retail, extending from rural crossroads
3. Eden Station/ Birmingham	Construction (50%)	Crosswinds LLC	Gibbs Planning Group		18	200 units, mostly live/work, 50,000 sf retail transit-oriented
4. Far Eastside/ Detroit	Construction (2%)	City of Detroit, private developers	Archive DS	T5, T4	12,000	About 3,000 new homes in nine adjacent infill neighborhoods, new parks and neighborhood centers
5. Forester Square/ Auburn Hills	Construction (20%)	Biltmore Properties	Looney Ricks Kiss	T4	49	Neighborhood adjacent to village center, 802 units
6. Gateway Village/ Novi	Construction	Triangle	Victor Saroki & Associates		15	18 residential buildings, 184 units, 25,900 sf retail, 5 acres common
7. Kalamazoo Riverfront	Planning	City of Kalamazoo	Hamilton Anderson		NA	Houses, apts, condos, retail offices, light industry, parks
8. Lorna Stone/ Rochester Hills	Planning	Lorna Stone Associates	Gibbs Planning Group	T4	25	300 houses, neighborhood retail

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
9. Macomb Township Downtown/Macomb Township	Construction Opened new city hall on town square	Macomb Township	Gibbs Planning Group	T5, T4	600	Downtown with 2,000-3,000 homes, civic, and retail
10. Mason Run/Monroe	Construction	Crosswind Communities	UDA	T4	55	450 units
11. Neighborhoods at Heritage/Bay City	Planning	City of Bay City	Gibbs Planning Group	T5, T4	42	153 single homes, corner store, civic building
12. New neighborhood plan/Empire	Construction (5%)	Quercus Alba LLC	Sam Marts Architects & Planners	T4	31	Extension of historic town in grid with 82 homes and park
13. River East/Detroit	Groundbreaking	General Motors	SOM	T6, T5	25	\$2 billion downtown redevelopment adjacent to Renaissance Center with offices, stores, residential units, and waterfront promenade. Eight city blocks.
14. Shelby Town Center Shelby Township	Construction 75 townhomes built	DiLorenzo Development	Gibbs Planning Group	T5, T4, T3	120	1,200 townhomes, 550,000 sf retail
15. Town Commons/Howell	Construction (60%)	Terra Land Group	Gibbs Planning Group	T5, T4, T3	61	420 units, 15,000 sf retail
16. Warren neighborhood	Planning	Goler-Depot Street CDC LISC	UDA	T4	312	New Neighborhood, technology center
17. Water Street/Ypsilanti	Planning	Biltmore Properties/City of Ypsilanti	Looney Ricks Kiss, Hamilton Anderson	T5	40	872 units, mixed-use downtown neighborhood
18. Williamston Town Center/Williamston	Designed	Ronnoco LLC	Gibbs Planning Group	T5, T4	140	950 units, 150,000 sf retail
19. Woodward Place at Brush Park	Construction (65%)	Crosswind Communities/	Hamilton Anderson Associates	T4		11 city blocks, 700-800 units, small amount mixed use
Minnesota						
1. Clover Field/Chaska	Construction (50%)	Legacy Communities	HGA Architects	T5, T4	50	320-unit greenfield neighborhood built with modular construction. Small commercial center, school
2. Excelsior & Grand/St. Louis Park	Construction 1st phase built 2nd under const.	TOLD Development	Cooper Carry, Town Planning Collaborative	T5	45	Conversion of strip center, 500 units, 140,000 sf retail/offices
3. Harbor View Hillside/Duluth	Planning	The Communities Group	Torti Gallas/CHK	T4	20	HOPE VI, 192 duplex and single-family units, community center
4. Heritage Park/Minneapolis	Construction	McCormack Baron	UDA	T5, T4	NA	HOPEVI redevelopment, 900 units
5. Hiawatha-Lake Station/Minneapolis	Planning	Hennepin County	Calthorpe	T5, T4	320	Mixed-use station area plan
6. Historic Mills District/Minneapolis	Planning	Minneapolis Community Development Corp.	UDA	T5, T4	50	Neighborhood on old mill site connecting to downtown
7. Koch Mobile/St. Louis	Advanced planning	City, Brighton Development	Elna Swenson Graham	T5, T4	65	Brownfield redevelopment on river, 1,000 units, assisted living
8. Lino Lakes Town Center/Lino Lakes	Advanced planning	City of Lino Lakes	Calthorpe	T5, T4, T3	50	Cinema, hotel, civic uses, YMCA, retail
9. Northeast Quadrant/St. Paul	Construction (65%)	The Lander Group, Sherman Associates	Town Planning Collaborative	T6, T5	30	Urban redev., 560 new units, 135,000 sf retail
10. Ramsey Town Center	Groundbreaking	Ramsey Town Center LLC	Close Landscape Architecture, Calthorpe	T5, T4	322	Mix of employment, residential, retail, around planned rail station
11. Upper Landing/St. Paul	Construction	Centex Homes, other developers	St. Paul on the Mississippi Design Center	T5, T4	20	Urban village on the waterfront
12. West Side Flats/St. Paul	Construction 1 building complete	Sherman Associates, Gerry Trooien	HGA Architects	T5, T4	45	1,300 units, 170,000 sf comm., 350,000 sf office
Mississippi						
1. Cotton District/Starkville	Construction	Dan Camp	Dan Camp	T5, T4	25	Urban redevelopment, 6,800 sf retail

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
2. Downtown Tupelo/ Tupelo	Construction (5%)	Henry Turley	Looney Ricks Kiss	T5, T4	50	Fairgrounds redevelopment, extension of downtown
3. Lost Rabbit/ Jackson	Planning	Neopolis Development	DPZ	T5, T4, T3	259	Residential, retail, office, town center, marina, total 660 units
4. Township at Colony Park/Ridgeland	Construction (5%)	Kerioth Corp.	Looney Ricks Kiss	T5, T4, T3	95	290 units, 140,000 sf retail, 130,000 sf office, hotel, civic
Missouri						
1. Arthur Blumeyer St. Louis	Planning	St. Louis Housing Auth. McCormack Baron	UDA	T4	31	Hope VI, 815 units
2. Crescent Creek/ Raytown	Advanced planning	Dial Realty, Froelich Pycior Homes	180 Degrees Design Studio	T4, T3	22	130 units, 7 building types First-ring suburban infill
3. Little Blue River Valley/Independence	Advanced planning	Arcadia Land Company	Calthorpe	T5, T4	400	Master plan for new neighborhoods, 839 units on 402 acres in phase 1; tentative plan approval
4. New Longview/ Lee's Summit	Groundbreaking	Gale Communities, Inc.	180 Degrees Design, Anderson Lamb	T5, T4, T3	260	1,200 units, 250,000 sf commercial, 250,000 sf office, historic preservation
5. New Town/ St. Charles	Groundbreaking	Whittaker Builders	DPZ	T6, T5, T4, T3	630	3,500 homes, town center, 4 neighborhoods, lake and canal system
6. River Meadows/ Kearney	Groundbreaking	River Meadows, LLC	180 Degrees Design Studio, Patti Banks Associates	T5, T4, T3	78	200 units, neighborhood center, new neighborhood in exurban community
7. Shoal Creek Village/ Kansas City	Groundbreaking	Shoal Creek Valley Development Co. (Zion Securities Corp.)	Design Studios West	T5, T4	420	2,500 units, neighborhood retail
8. Third Ward/ St. Louis	Planning	City of St. Louis	Gibbs Planning Group	T5	NA	500,000 sf retail, 100 homes
9. Village of Cherry Hill/ Columbia	Construction	Roy Finley Building & Development Co.	Roy Finley Building & Development Co.	T5, T4, T3	43	125 units, 40,000 sf office 65,000 sf retail
10. Wildwood Town Center/ Wildwood	Construction (10%)	Town of Wildwood, Koman Properties, MLP Investments	DPZ, others	T5, T4	770	Plan for new town center in sprawling suburb
Montana						
1. Baxter Meadows/ Bozeman	Construction	Jerry Williams	Mithun Architects	T5, T4	~300	Mixed-use town on grid
2. Hellgate Meadows/ Missoula	Construction (15%)	Bob Brugh, Neighborhoods By Design	LCA Architecture	T5, T4, T3	97	New neighborhood with mixed-use core
Nebraska						
1. Downtown Lincoln Antelope Valley	Planning	City of Lincoln	RTKL	T5, T4, T3	900	Redevelopment area with full range of residential and commercial in interconnected infill
2. Ho-Chunk Village Winnebago	Groundbreaking	Ho-Chunk Inc.	HDR, 180 Degrees Design Studio, Opticos	T4, T3	40	New village on Native American reservation
3. Lincoln Urban Village/ Lincoln	Advanced planning	Dick Campbell	LCA Architecture	T5, T4, T3	250	A series of interconnected neighborhoods with a mixed-use village core
Nevada						
1. Las Vegas Rail Yard	Planning	City of Las Vegas	Design Workshop, RNL Design	T6, T5	61	Redevelopment of former rail yard into dynamic mixed-use development adjacent to downtown. 7 million sq.ft.
New Jersey						
1. Asbury Park Revitalization/ Asbury Park	Planning	Ocean Front Acquisitions	Ehrenkrantz, Eckstut & Kuhn, DPZ	T5, T4	150	Revitalization of downtown, 3,000 units, 45,000 sf retail & entertainment
2. Bayside/ Jersey City	Planning	Jersey City University, private developers	Nelessen Associates	T6, T5	35	High density housing, office, retail, performing arts

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
3. Elizabethport neigh./ Elizabeth	Complete	Affordable Housing Dev. Corp.	Wallace Roberts & Todd	T4	40	Hope VI public housing redevelopment with 545 homes, community center, woven into historic port neighborhood
4. Harrison Commons/ Harrison	Planning	Harrison Commons LLC	Torti Gallas/CHK	T6, T5	41	3,000 units, TOD at commuter rail station, 100,000 sf retail
5. Liberty Harbor North/ Jersey City	Advanced planning	Peter Mocco	DPZ	T6, T5	80	Up to 10,000 units, light rail, hotel, retail, office
6. Livingston Town Center/Livingston	Advanced planning	Livingston Town Center. LLC	RTKL	T5	15	73 townhouses, 17 sf, 24 lofts, 70,000 sf commercial, parking deck
7. Metuchen Town Center Plan/ Metuchen	Construction	Borough of Metuchen	Looney Ricks Kiss	T5, T4	NA	Transit-oriented infill redevelopment, mixed-use, civic, traffic calming
8. Morris Canal-Lafayette/ Jersey City	Construction	Michaels Development Co.	Wallace Roberts & Todd	T5, T4	34	850 new residential units in a transit-oriented neighborhood near the waterfront
9. Mt. Freedom Village Ctr/ Randolph	Planning	Randolph Township	Looney Ricks Kiss	T5, T4	18	55 units, 200,000 sf commercial
10. Mulberry Street Promenade/Newark	Construction (60%)	Metro Homes	Nelessen Associates	T6	16	2,000 units, plaza, mixed-use
11. Vernon Town Center/ Vernon	Planning	Township of Vernon	Looney Ricks Kiss, Maser Consulting	T5, T4	275	Redevelopment and Main Street plan for an existing town
12. Village Center/ Plainsboro Township	Groundbreaking	Sharbell Development Corp.	Alberto & Associates, Looney Ricks Kiss	T5, T4	28	67,000 sf retail, 38,000 sf office, YMCA, 54 residential units incl. single homes, townhouses, apartments over retail
13. The Villages of Repaupo/Logan Township	Planning	Villages at Logan	Moule & Polyzoides	T5, T4, T3, T2, T1	420	New town with 3,000 res. units, 200,000 sq. ft. of retail/office, and civic buildings; five villages with distinct character
14. Washington Town Ctr./ Washington Township	Construction (30%)	Township, Sharbell Development Corp.	Washington Township	T5, T4, T3	350	Four neighborhoods, 1,000 units, 250,000 sf commercial
15. Waterfront and Transit Village/Pennsauken	Planning	Vineland Construction	Alberto & Associates	T5, T4	120	Waterfront marina and retail area with a mix of housing types, office
16. Westmont Station/ Wood-Ridge	Planning	Somerset Development	DPZ	T6, T5, T4, T3	160	Brownfield transit-oriented development, 707 units, 100,000 sf commercial

New Mexico

1. Aldea de Santa Fe/ Santa Fe	Construction (15%)	Aldea LLC	DPZ, Moule & Polyzoides	T5, T4, T3	344	Greenfield town with 215 units, central plaza, retail
2. Canon Land Plaza/ Taos	Construction	Crossroads Realty	Moule & Polyzoides	T4, T3	40	Multifamily housing, retail, transportation center, parks
3. Downtown Albuquerque (Alvarado)	Construction first phase built	Historic District Improvement Co.	Moule & Polyzoides	T6, T5	20	Redevelopment of 12-block downtown area with 175,000 sf of retail, 175 housing units, 250,000 sf of live/work space, 100,000 sf office
4. Downtown Master Plan/Los Alamos	Planning	Los Alamos Main Street Futures	Moule & Polyzoides, Lloyd & Tryk, Monroe, Reardon, Wilkenson	T5, T4	100	Housing, arts center, civic center, offices, main street
5. East Downtown Broadway Central Corridor/Albuquerque	Planning	Broadway Central Corridor Partnership	Moule & Polyzoides	T6, T5, T4	40	Redevelopment of two corridors east of downtown
6. Mesa del Sol/ Albuquerque	Planning	Forest City	Calthorpe	T5, T4, T3	13,035	28,000 dwelling units, 1,900 of office and mixed-use in a planned growth area within city limits
7. Quemazon Los Alamos	Construction	Quemazon LLC	Moule & Polyzoides	T4, T3	121	420 units, town center, 55% open space
8. San Cristobal Village/ Santa Fe	Planning	State Land Office	Lloyd and Tryk	T5, T4, T3	1,818	14 neighborhoods, high-tech ecoindustrial park

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
New York						
1. Annesgrove/ Camillus	Construction (10%)	Pioneer Companies	DPZ	T4	76	81 single homes in first phase
2. Arverne by the Sea Queens	Construction Phase 1	Benjamin-Beechwood LLC	EEK	T5, T4	100	2300 units, 250,000 sf retail
3. Battery Park City/ New York City	Construction (90%)	Battery Park City Authority	Cooper Robertson & Partners	T5, T4	92	15,000 residential units, 6,000,000 sf office/retail, marina, 1.2 mile-wide esplanade
4. Bon Acre Hamlet/ Sand Lake	Planning	EJP Construction	Behan Planning Associates	T5, T4	92	Single homes, senior housing, and main street; 40 acres of open space
5. Excelsior Park/ Saratoga Springs	Groundbreaking	Pfeil & Company	Mithun	T5, T4	54	230 housing units; 130,000 sf commercial space; 10,000 sf neighborhood retail
6. Harbor West/ Syracuse	Groundbreaking	Lakefront Dev. Corp.	City; based on DPZ vision plan	T5, T4	24	142 units, neighborhood retail
7. Heartland Town Square/Islip	Planning	Heartland	RTKL	T6, T5, T4	492	"Mini-city;" 9,000 apts., 300,000 sf office space, 1 million sf retail, Long Island's tallest building; 80-acre town center, one-third open space
8. Moore Property/ Fishkill	Planning	Spectrum Skanska	Torti Gallas/CHK	T4, T3	484	New village of 241 single homes, a corner store, boat launch, and community recreation facilities
9. Park South/ Albany	Planning	Albany Local Dev. Corp.	Design Collective	T5, T4	45	900-1,200 units, market-rate and affordable, 150,000 sf retail/comm., boys & girls' club, urban infill
10. Setauket Village Center/Setauket	Planning	NA	Richardson Robertson III	T5	~30	Conversion of three strip malls into \$250 million village center with 400,000 sf commercial, 600,000 sf residential
11. Tuxedo Reserve/ Tuxedo	Advanced planning	Related Companies	Robert Stern Architects, EDAW	T5, T4, T3	2,380	Village center and conservation development, 80% open space, 1,375 units, 300,000 sf commercial
12. Warwick Grove	Groundbreaking	Leyland Alliance, LLC	DPZ	T4, T3	130	214 units, active adult, village expansion
North Carolina						
1. Afton Village/ Concord	Construction (50%)	Mayfield/Lakeland LLC	Dave Mayfield	T5, T4, T3	180	525 units, 150,000 sf commercial, YMCA
2. Amberly/Cary	Advanced planning	GS Carolina, LLC	Shook Kelley (Master Planning)	T4	515	1,765 units, 20,000 sf neighborhood retail center, clubhouse, fieldhouse, park
3. Anchor Mill Huntersville	Designed	Town of Huntersville	DPZ	T5, T4	30	Transit-oriented village
4. Antiquity/ Cornelius	Groundbreaking	Meeting Street Venture Properties	DPZ (Master Planning) Shook Kelley (Town Center)	T5	128	1,200 sf units, 300 MF units 270,000 sf office, 180,000 sf retail, 5,000 sf civic, amphitheater park
5. Arbor Glen (Dalton Village)/ Charlotte	Construction	Housing Authority of Charlotte	UDA	T4, T3	50	326 units, 38,000 sq.ft retail
6. Ayrsley/ Charlotte	Construction (10%)	Cambridge Partners	DPZ, Overcash- Demmitt Arch.	T6, T5	140	Mixed-use infill urban center with 1,600 units, 350,000 sf of retail, 1.36 million sq.ft. of office, and a hotel
7. Beaty Street/ Davidson	Construction (65%)	Town of Davidson	DPZ	T5, T4, T3	200	Multiple infill developments, lakefront green, school
8. Berewick/ Charlotte	Planning	Pappas Properties	LandDesign, Shook Kelley	T3	1050	1600 sf, 750 MF, 250,000 sf retail, 1,200,000 sf office/comm. 195-acre county park

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
9. Biltmore Park / Asheville	Phase I Complete Phase II Groundbreaking	Biltmore Farms, Inc.	Shook Kelley	T5	67	Town square with apts., townhouses, hotel, theater, shops, offices, restaurants, and a YMCA
10. Birkdale Village and The Greens at Birkdale/Huntersville	Complete	Forest City, Crosland, Pappas Properties	Shook Kelley	T5, T4	230	Mixed-use center and adjacent residential neighborhood, 340 units, 350,000 sf commercial
11. Carolina North Master Plan/Chapel Hill	Planning	University of North Carolina	Ayers Saint Gross	T6, T5, T4	978	New mixed use campus and college town, 3,000 units and 5 million sf of research buildings
12. Carpenter Village/ Cary	Construction (50%)	W&W Partners	Charles Elam & Assoc.	T5, T4	400	930 units, 90-acre commercial center
13. Center City/ Hickory	Construction (15%)	City of Hickory	DPZ	T5, T4, T3	1,000	Downtown and five neighborhoods
14. Cheshire/ Black Mountain	Construction (30%)	CS Ragan LLC	DPZ	T5, T4, T3	58	268 units, 35,000 sf retail/offices
15. Cline Village/ Conover	Construction (7%)	Prism Development	DPZ	T5, T4, T3	300	1,300 units, school, fire station, town center
16. Cureton/ Waxhaw	Advanced Planning	GS Carolina, LLC	Shook Kelley	T4	325	90 MF and 568 sf units, 726,500 sf retail/office w/grocery, park, market square
17. Devaun Park/ Calabash	Construction 1st phase	Scott Stewart	Scott Stewart	T5, T4	149	New town on greenfield site, built around an existing golf course. Includes 483 homes of a variety of types, and a 5-acre village square with shops
18. Downtown Mint Hill	Groundbreaking	GS Carolina, LLC	Shook Kelley (Master Planning)	T5	92	390 units, 120,000 sf retail/office with town hall
19. First Ward/ Charlotte	Complete	Housing Authority of Charlotte, Bank of America	UDA	T4	40	Hope VI, 391 units, rental, for-sale, and senior housing
20. Goler Depot/ Winston-Salem	Planning	Goler-Depot Street CDC LISC	UDA	T4	50	Redevelopment/mixed-income
21. Happy Hill Gardens/ Winston-Salem	Planning	The Communities Group	Torti Gallas	T4	50	HOPE VI, 438 mixed units,
22. Happy Hill neighborhood Winston Salem	Construction	LISC/Southside CDC	UDA	T4	30	50 residential units, community center, infill redevelopment
23. Kimberly Park/ Winston Salem	Construction	Housing Authority of Winston Salem	UDA	T4	70	Hope VI, 475 units
24. Mayfaire Town Center/ Wilmington	Construction	Brody-Zimmer LLC	Cooper Carry	T6, T5	66	Mixed-use town center with apartments, grocery store, cinema, restaurants, office space, and a variety of retail, from big box to local tenants
25. Meadowmont/ Chapel Hill	Construction	Roger Perry, York Properties	Scott Murray, Land Design, Jerry Turner & Associates, Jeff Davis	T5, T4	435	New town on greenfield site, with 1,200 residential units and 125,000 sf of commercial
26. Montith/ Huntersville	Construction	Arvida, The Howey Co.	Shook Design Group	T4, T3	175	841 units, live/work townhouses
27. Morrison Place/ Charlotte	Groundbreaking	Grubb Properties	Shook Kelley	T5, T4	24	450 sf and MF, 105,000 sf retail, park, senior living, hotel
28. Morrison Plantation/ Mooresville	Phase I Complete Phase II Construction	Tribek Properties	Shook Kelley (Master Planning) Shook Kelley (Phase I Town Center)	T4, T5	61	120 live/work townhouses 173,000 sf retail/office w/grocery, market square
29. New Neighborhood in Old Davidson/ Davidson	Construction (75%)	Boone Communities	Dover Kohl	T4	72	Neighborhood connected to old town, 241 units
30. New Springfield/ High Point	Construction	Highpoint Housing Authority, Landex Corp.	Winston Associates Wolff-Lyon	T4	40	162 units, small infill neighborhood, Hope VI public housing redevelopment
31. New Village/ Huntersville	Planning	Bowman Dev. Group or other developer	DPZ	T5, T4, T3	300	New greenfield town

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
32. Park at Oak Lawn (Fairview Homes)/Charlotte	Construction	Housing Authority of Charlotte, Bank of America	UDA	T4	31	Hope VI, 340 units, senior housing, retail
33. Plaza Central/Charlotte	Planning	City of Charlotte	Calthorpe, Hill Partners, Little Associates	T5, T4	150	Revitalization of neigh. with diverse housing, main street retail
34. Sandy Point/Edenton	Planning	Fund for New Urbanism	DPZ	T5, T4, T3	927	TND with a harbor
35. Southern Village/Chapel Hill	Construction (95%)	D.R. Bryan	Doug Stimmel	T5, T4, T3	312	1,200 units, 200,000 sf office/retail
36. Southside/Greensboro	Construction (40%)	Bowman Dev. Group	Thomas Low	T4	15	Infill housing and street grid restoration — 30 townhomes, 30 single homes, 12 live/works, square
37. Stowe Manor/Belmont	Groundbreaking	Sam Stowe	DPZ	T4	15	Infill neigh. of apts, live/work, and single-family around existing manor house
38. Trackside/Apex	Planning	City of Apex	NA	T5, T4	200	Transit oriented extension of downtown retail district
39. Trillium/Cashiers	Construction (20%)	Rusty Culbreth	DPZ	T5, T4, T3	750	Three villages, lakefront town center
40. Vermillion/Huntersville	Construction (25%)	Bowman Dev. Group	DPZ	T5, T4, T3	360	1,200 units, 31,000 sf retail/office, transit
41. The Village at Marvin/Union County	Planning	LV Realty, LLC	Shook Kelley	T5	175	200 MF, 60 sf, 770,450 sf retail w/ grocery, public square, canal walk & greenway
42. Willow Oaks (Morningside Homes)/Greensboro	Construction (5%)	Greensboro Housing Authority, Mid-City Urban	DPZ	T4	200	Public housing redev., 1,000 units
43. Winmore/Carrboro	Advanced planning	Bob Chapman, Herman Greene, Phil Szostak; Univ. of North Carolina	Phil Szostak	T5, T4, T3	129	400 residential units and town center near University of North Carolina
44. Woodsong/Shalotte	Construction (10%)	The Miliken Co.	Thomas Low	T5, T4, T3	22	164 dwellings, retail, meeting hall

Ohio

1. Brunswick Town Center/Brunswick	Construction (25%)	Zaremba, City of Brunswick	City Architecture, Sasaki	T5, T4	143	Mixed-use, 304 residential units 400,000 sf commercial/office, 65-acre park
2. The Central Neigh./Cleveland	Complete	Neighborhood Progress, Buster Bell Cass Dev.	DPZ, SCPS Inc.	T5, T4	27	Urban redevelopment, infill single houses
3. Chagrin-Lee Neighborhood/Shaker Heights	Groundbreaking	City of Shaker Heights HeartPoint Devco LLC	City Architecture	T5, T4	70	150-200 units new housing, new & renovated retail, transit stop, civic campus
4. City West/Cincinnati	Construction (50%)	Community Builders	Torti Gallas/CHK	T4	21	Hope VI redevelopment, with more than 600 residential units
5. Crocker Park/Cleveland	Construction	Stark Enterprises	Street-Works	T5, T4	75	605 units, 610,000 sf retail, 225,000 sf office
6. Downtown Miami Township	Planning	Miami Township	KZF Design	T5	300	Conversion of strip commercial district into downtown and neighborhoods with retail, offices, entertainment and civic uses, and residential
7. Elizabeth Park/Akron	Groundbreaking	Community Builders, Inc. Akron Metropolitan Housing Authority	Design Collective	T5, T4	43	269 units, 30,000 sf retail/commercial, charter school, HOPE VI
8. Euclid Corridor & 4th Street/Cleveland	Planning	Forest City Enterprises, MRN, Ltd., Historic Gateway Neighborhood, Ohio Savings Bank	Cooper Carry	T6, T5	35	Mixed-use residential, retail, restaurants, transit, office, entertainment
9. Harbor Walk/Lorain	Construction	Zaremba Arkinetics	City Architecture,	T5, T4	62	Urban redevelopment on the waterfront, 420 units, parks, retail

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
10. Jeffrey Place/ Columbus	Construction	Concorde Capital	Acock Associates Architects	T5, T4	42	Redevelopment of mining site into 850 units, 45,000 sf retail, 90,000 sf office
11. Kingsdale Shopping Center Redevelopment/ Upper Arlington	Planning	City	ACP Visioning & Planning	T5	38	Plan for redevelopment into town center
12. League Park/ Cleveland	Planning	Famicos Foundation, Catholic Charities, City of Cleveland	City Architecture	T5, T4	80	Urban redevelopment with new neighborhood center and housing.
13. Longwood/Cleveland	Construction	Finch Group	Goody, Clancy & Assoc.	T5, T4	40	Infill community with 650 units, neighborhood retail
14. New Haven/ Barberton	Construction (5%)	City of Barberton	DPZ	T5, T4, T3	730	784 units, 67,500 sf, commercial, greenway corridor
15. Painesville Southwest/ Painesville	Planning	Forest City, City of Painesville	City Architecture	T5, T4	300	Mixed-use district with 1 million sf commercial, 700 units, industrial
16. Riverview/Cleveland	Planning	LR Development	Goody, Clancy & Assoc.	T5	25	530 units, retail, Hope VI public housing redevelopment
17. Smoky Hollow Re-development/ Youngstown	Planning	Wick Neighbors/ Youngstown University	City Architecture	T5, T4	63	560 residential units, 285,000 sf tech/office, 44,000 sf retail, town square, parks
18. The Villages of Central/ Cleveland	Construction	Rysar Properties, Forest City	City Architecture	T4	185	Infill urban redevelopment; 435 units
19. Westgate Town Center/ Toledo	Planning/ all approved	Lucas County and City of Toledo	Gibbs Planning Group	T5	200	500,000 sf of retail, 1,000 homes

Oklahoma

1. Osage Hills/Tulsa	Construction (phase 1 complete)	Michaels Development Co.	Wallace Roberts & Todd	T5, T4	49	Hope VI public housing redevelopment, mix of housing types, 325 units
----------------------	---------------------------------	--------------------------	------------------------	--------	----	---

Oregon

1. Ashland Railroad Property Master Plan/ Ashland	Planning	City of Ashland	LCA Architecture	T5, T4	74	New mixed-use employment district
2. Awbrey Village Bend	Construction	Brooks Resources, Tennant Development	Tennant Development	T4	NA	Neighborhood with 180 units
3. Bella Beach/ Lincoln	Construction (75%)	Current Development	LCA Architecture	T4, T3	15	54 units, oceanfront neigh., retail, parks
4. Brewery Blocks/ Portland	Construction (80%)	Bob Gerding, Mark Edlen	GBD Architects	T5	15	Five block urban redevelopment into more than a million square feet of retail, office, and condominiums
5. Canyon Rim Neigh./ Redmond	Construction (75%)	Tennant Development	LCA Architecture	T4, T3	95	Extension of town, 570 units, park, retail
6. Fairview Village/ Fairview	Construction (90%)	Holt & Haugh	LCA Architecture	T4, T3	93	600 residential units, retail, school, library, city hall
7. Gresham Station Gresham	Construction	Center Oak Properties, American Property Dev.	Stouten Borough, Parkowitz & Ruth	T5, T4	62	790 units, 545,000 sf commercial
8. Mill Pond Village/ Astoria	Construction (25%)	Venerable Properties	LCA Architecture	T4	15	Brownfield redevelopment on a pond connected to village, 85 homes, commercial
9. North Mountain Neigh./ Ashland	Construction (50%)	City of Ashland, State DLCD	LCA Architecture	T5, T4, T3	58	209 units
10. NorthWest Crossing/ Bend	Construction (20%)	Brooks Resources, Tennant Development	Fletcher Farr Ayotte, Walker Macy	T5, T4, T3	486	Quarry reclamation into neighborhoods with 1,300 units, town center
11. Orenco Station/ Hillsboro	Construction Town Center 90% overall 70%	PacTrust Development	Fletcher Farr Ayotte, Iverson Associates	T5, T4, T3	190	1,850 units, transit-oriented, town center with 68,000 sf retail
12. Peterkort Station/ Washington County	Planning	Peterkort family	Loschky, Marquardt & Nesholm	T5, T4	26	High-density TOD, 600 units

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
13. Shevlin Riverfront/ Bend	Construction (95%)	Brooks Resources, Tennant Development	LCA Architecture	T4	19	56 units, offices, hotel
14. Sunnyside Village/ Clackamas County	Construction (75%)	Clackamas County	Calthorpe	T5, T4, T3	278	1,730 units, retail, civic
15. Twin Creeks/ Central Point	Construction	Twin Creeks Dev. LLC	Parsons Brinkerhoff	T5, T4, T3	230	1,500 units, 200,000 sf retail, node in regional bus transit plan
16. Villebois/Wilsonville	Groundbreaking	Costa Pacific	Iverson Associates, Fletcher Farr Ayotte	T5, T4	520	2,390 houses
17. West Bend Village/ Bend	Complete	Tennant Development	Tennant Development	T4	22	88 single family homes, adjacent to retail, extends 1920s grid
Pennsylvania						
1. Bedford Additions/ Pittsburgh	Advanced planning	McCormack Baron, city, Hill Community Dev. Corp., The Community Builders	UDA	T4	80	Hope VI public housing redevelopment into a neighborhood with 660 units, and mix of market rate and subsidized housing
2. Chrin Commerce Centre/Tatamy, Palmer Township	Planning	Charles Chrin Companies	Gannett-Fleming	T5	150	Extension of historic borough with light industrial, retail, office, and loft apartments
3. Crawford Square/ Pittsburgh	Complete	McCormack Baron, city, Hill Community Dev. Corp.	UDA	T4	18	500 units, incl. apartments, townhouses, singles, community center
4. Eagleview/ Uwchlan Township	Construction (40%)	Hankin Group	Hankin Group, Kummer & Ott	T5, T4, T3	150	500 units, 32,000 sf retail
5. Florin Spring/ Lancaster County	Planning	Livable Communities Inc.	TCA	T5, T4, T3	54	266 units, 40,000 sf commercial
6. Gammache/ Lancaster County	Planning	Charter Homes	Looney Ricks Kiss	T5, T4	~50	120 units, 100,000 sf commercial
7. Lantern Hill/ Doylestown	Construction	Granor-Price Homes	Carter van Dyke Associates	T5	18	Brownfield redevelopment in historic town with townhomes, apartments, and 80,000 sf of commercial
8. Mellinger/ Lampeter Township	Planning	Charter Homes	Looney Ricks Kiss	T4	50	New neighborhood with 4-acre village center
9. Mount Joy plan/ Mount Joy	Planning	Charter Homes	Looney Ricks Kiss	T5, T4	63	470 units, 23,900 sf office/ commercial, 9 acres open space
10. New Daleville/ Londonderry Township	Planning	Arcadia Land Company, Cornerstone Communities	Heuser Design	T5, T4	90	125 homes, 12,500 sf commercial, civic uses, 50% open space
11. Ohioview Acres/ Stowe	Advanced planning	Allegheny County Housing Authority	Wallace Roberts & Todd	T4	43	HOPE VI, 221 mixed units
12. Pennterra Middlesex Township	Planning	Fortune Land Co.	Looney Ricks Kiss	T5, T4, T3	503	963 units, 241,000 sf commercial new town
13. Schuylkill Falls/ Philadelphia	Construction	Philadelphia Housing Auth.	UDA	T4	28	Hope VI, 304 units, park, 17,500 sf retail
14. Schuylkill Gateway/ Philadelphia	Planning	Coalition of Port Authority, city, university, public agencies and nonprofits	Sasaki Associates	T6, T5, T4	(10 blocks)	Redevelopment of brownfield site into mixed-use downtown neighborhoods with workplace and academic uses
15. Sudsburyville	Planning	Arcadia Land Company	Heuser Design	T4, T3	132	Village expansion with approx. 450 units over 4 phases, closely linked to historic retail, civic
16. Summerset at Frick Park/ Pittsburgh	Construction	Summerset Land Development Assoc.	Cooper Robertson, UDA, La Quatra Bonci	T4, T3	225	713 units, redevelopment of industrial slag heap into neighborhood
17. Wallace Township plan/ Wallace Township	Planning	Hankin Group	Looney Ricks Kiss	T4, T3	650	Rural village with 688 units, neigh- borhood retail, 70% open space
18. Warwick Village/ Warwick Township	Planning	Stoltzfus Enterprises	Carter van Dyke Associates, Alberto & Associates	T5, T4	90	Commercial center with 60 dwelling units, two-thirds of land preserved in open space

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
19. Weatherstone/ West Vincent Township	Construction (10%)	Hankin Group	Hankin Group, Shook Design Group	T5, T4, T3	100	274 units, 240,000 sf commercial
20. Woodmont/ Montgomery County	Planning	Arcadia Land Company	Torti Gallas/CHK	T4, T3	48	Village in suburban area with 101 units, 10,000 sf commercial
Rhode Island						
1. Narragansett Landing/ Providence	Planning	City of Providence	Sasaki Associates	T5, T4	250	Redevelopment of industrial waterfront into mixed-use center. Phase 1 is 35 acres, 500 units, 500,000 sf of commercial
2. North End Master Plan/ Newport	Designed	Newport Housing Auth.	Calthorpe, Newport Collaborative Architects	T4	600	Redevelopment plan, several new neighborhoods proposed
South Carolina						
1. Arcadia Hills/ Greenville	Construction	Cornerstone, Greenville Hous. Auth.	Winston Associates	T4	48	Hope VI public housing redevelopment into neighborhood; 218 units, shops
2. Baxter/ Fort Mill	Construction	Clear Springs Dev. Co.	Land Design, UDA	T4, T3	6,200	1,470 units, 50% open space, 120,000 sf commercial (first part of Clear Springs)
3. Cane Island/ Beaufort County	Planning	Trask family	DPZ	T4, T3	217	Island village, 400 units
4. Celadon/ Beaufort	Construction (5%)	Dennis Green	DPZ	T5, T4	50	Infill neighborhood, 110 units, village center
5. Celia Saxon Neigh./ Columbia	Groundbreaking	The Communities Group	Torti Gallas/CHK	T4	~30	Hope VI neighborhood, 230 units, neighborhood retail, wellness center
6. Charleston Neck/ Charleston	Planning	Robert Clement Greenhawk Partners	Shook Kelley	T5, T4	300	High density mixed-use development, 130 acres saved for open space
7. Cherokee Farms/ Beaufort County	Planning	Coastal Contractors, Inc.	DPZ	T5, T4, T3	105	Two neighborhoods with 400 homes contiguous with Habersham, town center
8. Daniel Island/ Charleston	Construction (20%)	The Daniel Island Co.	Cooper Robertson, DPZ, Jonathan Barnett	T5, T4, T3	4,500	4,000 to 7,000 homes, 500,000 sf retail/office
9. Habersham/ Beaufort County	Construction (20%)	Turner/Davis	DPZ	T5, T4, T3	275	1,000 units, live/work, fire station, post office, town center
10. Hammond's Ferry/ North Augusta	Advanced planning	Civitas, Leyland Development	Dover Kohl	T5, T4	200	Moderate to high-density infill will connect downtown to river
11. Harborside/ Richland County	Construction (6%)	Lake Carolina Dev.	DPZ	T5, T4	120	350-375 units, retail neighborhood within larger conventional development
12. Harmony/ Georgetown	Construction (1%)	Casey/Jenkins	DPZ	T4, T3	600	Coastal village
13. Horizon Village/ North Charleston	Planning	Housing Auth. of North Charleston, Horizon Village LLC	Torti Gallas/CHK	T4	60	Hope VI, 919 units, mixed-income, retail, part of Noisette redevelopment area
14. I'On/ Mount Pleasant	Construction (50%)	Graham Development	DPZ, Dover Kohl, DesignWorks, Seamon Whiteside	T5, T4, T3	243	850 units, 15,400 sf commercial
15. Maxwell Springs/ Greenwood	Construction (8%)	Stephen Davis	DPZ	T5, T4, T3	322	900-1,200 units, retail
16. McLeod Village/ Charleston	Planning	City of Charleston	City of Charleston, Peter Musty	T5, T4	80	Redevelopment of mostly grayfield site into town center and neighborhood
17. New Market/ Greenwood	Planning	Stephen Davis	DPZ	T4	30	Manufactured home neighborhood
18. Newpoint/ Beaufort County	Construction (95%)	Graham/Turner	Cowart/Graham	T4, T3	54	125 homes, 8,000 sf retail
19. South Park Village/ Myrtle Beach	Groundbreaking	Myrtle Beach Air Base Redev. Authority	DesignWorks	T5, T4, T3	100	Redevelopment of closed air base

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
---------------------	----------------------------------	--------------------------------	-------------------------------	-----------------------------	--------------	-----------------

20. Villaggio di Montebello/ Greenville	Construction	Pacesetter Homes	Alberto & Associates, David Mayernik	T4, T3	36	Town center with attached village, 20,000 sf retail, 30,000 sf office
21. Wellington Ridge/ Chester	Complete	Housing Auth. of Chester Co., private developers	Waldon Design Assoc., John Holland Arch., Torti Gallas/CHK	T4	20	Hope VI, 180 units, retail, recreation center

Tennessee

1. Berry Farms/Franklin	Planning	Boyle Investments	RTKL	T4, T3	600	Various residential densities, retail, office, hospitality, health care
2. Cordova, The Town/ East Memphis	Construction (70%)	Gill Properties	Looney Ricks Kiss, Fisher & Arnold	T5, T4	35	110 homes, neighborhood center
3. Cowart Place/ Chattanooga	Construction	Chattanooga Neigh. Enterprise, private developers	Dover Kohl	T5, T4	~45	Redevelopment of grayfield site and vacant lots into mixed-use, mixed- income development
4. Gateway Village Franklin	Advanced planning	Cumberland Advisors	Looney Ricks Kiss, LDI	T5, T4	42	221 units, 185,000 sf commercial
5. The Gulch Neigh./ Nashville	Construction (10%)	Nashville Urban Venture	Looney Ricks Kiss	T6, T5	65	1,800 units, 1 million+ sf comm. on former rail road yard
6. Harbor Town/ Memphis	Construction (95%)	Henry Turley Co.	RTKL, Looney Ricks Kiss	T5, T4, T3	110	550 single-family, 345 apts., retail
7. Lamar HOPE VI	Planning	McCormack Baron	UDA	T5	33	Redevelopment of public housing into mixed-income neighborhood, also included 147 acres of off-site development
8. Lemoyne Gardens/ Memphis	Complete	Lemoyne Redev. LLC	Torti Gallas/CHK	T4	40	Hope VI redevelopment, 300 units, mixed-use
9. Lenox Village/ Nashville	Construction (20%)	Regent Development	Looney Ricks Kiss	T5, T4, T3	101	594 units, 85,000 sf commercial
10. Mechanicsville Commons/ Knoxville	Construction (50%)	Knoxville Community Development Corp.	UDA, Bargo Waggner	T4	37	Hope VI, 255 units, rental and for-sale housing, rehab of existing retail, 2 churches
11. Memphis Ballpark District	Construction (90%)	Memphis Redbirds, Echelon Residential, Parkway Properties	Looney Ricks Kiss	T5	20	385 units, 683,000 sf commercial, parks, surrounding new minor league baseball stadium
12. Mid-Town Corridor/ Memphis	Complete	City of Memphis	City of Memphis	T4	56	Redevelopment of land cleared for highway. 229 homes in grid pattern
13. Pleasant View Village/ Pleasant View	Construction (5%)	Holt Development Co.	Keith Covington	T5, T4	56	New village, 300 houses, village square with municipal hall
14. Rarity Ridge/ Oak Ridge	Planning	Rarity Communities	Tunnell-Spangler-Walsh & Associates	T5, T4, T3	1,200	2,800 units, retail, office on site with steep hills
15. Riverfront Redevelopment/ Memphis	Planning	Riverfront Redevelopment Corp.	Cooper Robertson, Civitas	T6, T5, T4	75	Extension of downtown west to the Mississippi River
16. Rolling Mill Hill Nashville	Planning	MDHA	RTKL, Everton Ogilsby Architects, Hawkins Partners	T6, T5	35	Mixed-use redevelopment, 1000 units, 150,000 sf office and retail, adaptive reuse of historic structures
17. Westhaven/ Nashville	Construction (1%)	Southern Land Co.	DPZ	T5, T4, T3, T2	1,540	5 neighborhoods, 2,500 units, 500,000 sf mixed-use component, wooded site

Texas

1. Addison Circle/ Addison	Construction (50%)	Post Properties, Gaylord Properties	RTKL	T5	80	High-density urban neighborhood with 3,000 units, 120,000 sf of retail, 340,000 sf of office
2. Beachtown/ Galveston	Advanced planning	Intercontinental United investors, Future Interests	DPZ	T5, T4, T3	221	Extension of Galveston
3. Bradfield Village/ Buda	Construction (95%)	Clark Wilson Homes	Bosse & Turner	T4, T3	49	190-unit village extension

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
4. Capella Park-Potters House Site/Dallas	Advanced planning	Arcadia Realty	DPZ	T5, T4, T3	400	Infill, affordable community, 1,350 homes, town center
5. Cedar Park Town Center/Cedar Park	Construction (5%)	Milburn Homes, V-S Cedar Park Ltd. City of Cedar Park	Land Design Studio, Jerde Partnership, Bosse & Turner	T5, T4	400	1,323 residential units including single family detached, townhomes, apartments and live/work, 1.1 million sf of retail and office in town center, two hotels, city hall, school, amphitheater, civic facilities
6. Craig Ranch/McKinney	Construction (5%)	Craig International	DPZ	T6, T5, T4, T3	1,024	6,000-12,000 residents, employment center, retail, town center and four neighborhoods
7. Downtown Plano	Complete	City of Plano Amicus Partners	RTKL	T4, T3	150	Transit-oriented development includes residential, retail, office, civic; redevelopment of shopping center with grid of streets
8. Frazier Courts & Frazier Courts Addition Dallas	Planning	Dallas Housing Authority	Wallace Roberts & Todd	T4	55	HOPE VI, 356 mixed units
9. Frisco Square/Frisco	Construction first phase	Five Star Development	David M. Schwarz Architectural Services	T6, T5, T4	140	400 units, 695,000 sf retail, new downtown
10. Highland Park/Phlugerville	Construction (15%)	Milburn Homes, WPD Ltd.	Bosse & Turner	T5, T4	473	2,345 residential units of various types 500,000 sf mixed-use town center
11. Home Town North Richland Hills	Construction (20%)	Arcadia Realty	DPZ	T5, T4, T3	330	1,700-unit greenfield town center with retail, office, civic
12. Hueco/El Paso	Designed	YWCA	DPZ and Moule & Polyzoides	T5, T4, T3	430	Mix of housing, affordable units, town center
13. Jefferson Center/Williamson County	Construction (60%)	JPI	Bosse & Turner	T5	109	1,200 units, high-density urban neighborhood, 20,000 sf retail, live-work units
14. J.J. Pickle Research Facility, Univ. of Texas/Austin	Planning	University of Texas	Ayers Saint Gross, Carter & Burgess	T5, T4	382	Mixed-use research campus plan for the heart of Austin's high-tech area
15. Las Colinas Urban Center/Irving	Construction	City of Irving TIAA, Crow Interests	RTKL	T5, T4	350	High density residential, retail, corporate office, convention, hospitality, transit-oriented; urbanization plan for edge city
16. Legacy Town Center/Plano	Construction (30%)	EDS, Post Properties	DPZ, RTKL	T5	150	2,500 apts., own center for office/industrial park, 300,000 sf retail
17. Magnolia Square/The Colony-Carrollton	Construction phases 1&2 built, phase 3 75% built	Billingsly Company	RTKL, Calthorpe, BGO Architects	T5, T4	300	First phase of a walkable, mixed-use, greenfield, Austin Ranch. 5,000 units, 30,000 sf retail
18. Methodist Hospital District/Dallas	Planning	Harris Methodist Health Care	RTKL	T4, T3	50	Hospital expansion within broader community; low-to-medium density housing, health care, office
19. Mills Branch Lancaster	Planning	Arcadia Realty, Wilbow Corp., Harvest Realty	TGB Architects & Planners		255	866 units, mixed-use town center, first part of 1,200 acre new urban growth area by existing town
20. Mueller Municipal Airport Redev./Austin	Advanced planning	City, Catellus Development	Roma Design Group	T6, T5, T4, T3	709	Over 4,000 units, 300,000 sf retail, 5 million sf commercial
21. Newport/Port Aransas	Planning	Craig Millard, Charles Castor	DPZ	T5, T4, T3	1,400	Multiple neighborhood resort
22. Pioneer Hill/Austin	Planning	Milburn Homes, Morse Family Trust	Bosse & Turner	T5, T4, T3	280	1,150 units, including single homes townhomes, apartments, and live/work neighborhood commercial, flex employment space
23. Plum Creek/Kyle	Construction (50%)	Benchmark Land Dev.	Bosse & Turner	T5, T4, T3	2,000	4,800+ units, transit, town center, industrial, renovated historic site, schools, neighborhood center, performing arts center

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
24. The Rim at La Cantera/ San Antonio	Planning	Worth Enterprises, Stan Thomas	Kell-Munoz Architects	T5, T4	324	1,000 units with mixed-use town center on old quarry site
25. Southlake Town Center/ Southlake	Construction phases 6 and 7	City of Southlake, Cooper & Stebbins	David M. Schwarz Architectural Services	T5	135	Mixed-use town center
26. Spanish Oaks/ Bee Cave	Construction (10%)	CCNG Dev. Co.	Bosse & Turner	T5, T4, T3	160	Mixed-use village center, new city hall, amphitheater
27. Sterling Village/ Frisco	Planning	DMC Properties, Workplace Urban Solutions	Workplace Urban Solutions, Goode Fulton & Ferrel	T5, T4	28	500 multifamily units, 50 townhomes, 150,000 sf retail, 300,000 sf office
28. Triangle Square/ Austin	Advanced planning	Cencor Realty, Camden	RTKL, Calthorpe	T5	22	794 apts, 150,000 sq.ft retail, 60,000 sq.ft office
29. Turtle Creek Village/ Round Rock	Construction (5%)	Milburn Homes	Bosse & Turner	T4, T3	170	695 units, school, daycare, 40-acre perimeter greenbelt
30. Victoria Courts/ San Antonio	Groundbreaking	San Antonio Housing Authority, Victoria Courts Dev. LLC	San Antonio Housing Authority, and others	T4	44	10-block redev. of public housing, mixed use, mix of housing types
31. Victory/Dallas	Planning	Palladium Company	Elkus/Manfredi Architects	T5	20	High-density infill includes 600 residential units, 500,000 sf retail and entertainment, 350,000 sf offices, a hotel, and a plaza
32. Village at Colleyville/ Colleyville	Construction	Realty Capital Corp.	Brinkley Sargent Arch.	T5, T4	28	Town center, 800,000 sf of retail, restaurants, offices, and residences
33. Villages at Bear Creek/ Eules	Planning	Bennett Realty Group, LLC	RTKL	T4, T3	300	Mixed-density residential, retail office, hospitality
34. West Park/ Austin	Advanced planning	Buffalo Development	Bosse & Turner	T5, T4	119	800 apts./townhomes, lofts over retail
35. West Village/ Dallas	Construction phase 1 built	Urban Partners, CityPlace Company	David M. Schwarz Architectural Services, RTKL, Urban Partners	T6, T5	~40	300,000 to 400,000 sf of retail with apartments above in a dense, 16-block infill urban center
Utah						
1. Daybreak/ South Jordan	Groundbreaking	Kennecott Land	Calthorpe, Glattig-Jackson	T5, T4, T3	4,200	Urban plan for new growth area. 13,650 units, 2.4 million sf retail, 5.2 million sf office, 1.5 million sf industrial
2. Ogden City Place	Planning	Citiventure Assoc., City of Ogden	Van Meter Williams Pollack, Design Workshop	T6	20	Greyfield mall redevelopment, 300 units housing, 324,000 sf retail, entertainment
3. Salt Lake City Gateway/Salt Lake City	Construction (75%)	Boyer Company	Jerde Partnership	T6, T5	40	Brownfield redevelopment adjacent to downtown
4. Village at Snow Canyon St. George	Planning	Shandon Gubler	David Oliver, Bradford Houston	T5, T4	100	Mixed-use new town adjacent to golf course, commercial
Virginia						
1. Avalon at Arlington Square/Arlington County	Complete	Avalon Bay Communities	Torti Gallas/CHK, SK&I, Land Design	T5, T4	20	900 rental units, civic, live/work
2. Belmont Bay/ Prince William's Co.	Construction	EFO Capital Management, Belmont Dev. Associates	Torti Gallas/CHK	T5, T4	75	Mixed-use maritime village, transit connection
3. Belmont Greene/ Loudoun County	Construction (65%)	Waterford/Bouwfonds LLC	DPZ, Parker/Rodriguez	T5, T4, T3	273	752 homes, 500,000 sf office and retail
4. Broad Creek Renaissance/ Norfolk	Construction (1%)	Norfolk Redevelopment & Housing Authority	UDA	T4	87	Infill redevelopment with 600 homes of a variety of types, and civic uses woven into existing urban fabric
5. Carlyle/ Arlington	Construction (70%)	Carlyle Dev. Corp.	Cooper Robertson	T6, T5	77	High-density urban neighborhood, 300,000 sf retail
6. City Center at Oyster Point/Newport News	Construction (18%)	NAI Harvey Lindsay	CMSS Architects	T5	52	1 million sf office space, 250,000 sf retail, hotel and conference center, 360 apartments, 150 condos
7. Clevengers Corner/ Culpepper County	Designed	James Epstein	Quinn Evans Architects	T4, T3	125	Village at crossroads

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
8. The Commons/ Tysons Corner	Planning	Dweck Properties	DPZ	T6	40	4,000 units, retail
9. Dulles Station Fairfax County	Planning	Crimson Partners	RTKL	T6, T1	64	1,100 units, 1.5 million sf office, 50,000 sf retail, transit-oriented
10. East Beach/ Norfolk	Groundbreaking	Leyland, East Beach Renaissance	DPZ, Kimley-Horn & Associates	T5, T4	100	Urban redevelopment
11. Eisenhower East/ Alexandria	Planning	City of Alexandria	Erhenkrantz Eckstut & Kuhn	T5, T4	230	Transit-oriented development with 8.5 million sf of residential, offices, retail, and entertainment
12. Embry Mill/ Stafford County	Planning	North Stafford Assoc.	WHA, Gibbs Planning Group	T5, T4	950	2,300 units, retail, town center
13. Endview/Newport News	Planning	HHJV, LLC	UDA	T4	311	Redevelopment/mixed-income
14. Evans Farm/ McLean	Construction (25%)	Elm St. Development	DPZ	T4, T3	24	Infill neighborhood with 150 units, mixed residential
15. Fort Belvoir Military Family Housing	Planning	Clark Pinnacle Family Communities	Torti Gallas	T4	NA	2,673 new, 178 renovated units, neighborhood infill on military base
16. Fort Norfolk/ Norfolk	Planning	Norfolk Redevelopment & Housing Authority	Urban Land Institute Advisory Services Panel	T6, T5, T4	30	Redevelopment of industrial waterfront into neighborhood
17. Haymount/ Caroline County	Planning	John A. Clark	DPZ	T5, T4, T3	1,682	4,000 units, farm
18. Huntington Metro/ Fairfax County	Planning	Huntington Metro Land LLC	SK&I	T5, T4	55	650 units, 225,000 sf office, 30,000 sf retail
19. Ladysmith Village/ Ladysmith	Planning	Ladysmith LLC	DPZ	T5, T4, T3	600	New town with a mix of single family townhomes, multifamily, commercial, and civic buildings
20. Lansdowne Village Greens/Lansdowne	Planning	Lansdowne Town Center LLC	Torti Gallas/CHK	T5, T4	80	860 units, 15,000 sf retail, 54,000 sf of flex space, 80,000 sf of office.
21. Lovettsville extension/ Lovettsville	Planning	Elm Street Development	DPZ	T5, T4	55	Extension of rural town includes 120,000 sf of commercial and civic space, and 158 houses
22. Moorfield Station/ Loudon County	Planning	Claude Moore Charitable Foundation, McCandish & Lillard	LandDesign, RTKL	T6, T5, T4	600	Transit-oriented development with employment center for 40,000 people
23. New Bristow Village/ Prince William County	Advanced planning	Centex Homes	Devereaux & Associates	T5, T4	341	TND with 520 houses and 175,000 sf of commercial
24. New Town/ Williamsburg	Construction (Office only; residential to break ground in 2004)	Staubach Company, Endowment Assoc. of William & Mary College, CC Casey Limited	Cooper Robertson, RTKL	T5, T4, T3	300	Office, retail, residential development with 2,000+ units, town center
25. Nottingham Farm/ Spotsylvania County	Planning	Tricord Inc.	DPZ	T5, T4, T3	416	1,200 homes, mix of uses, parks, in new town
26. Parc Dulles Loudon County	Groundbreaking	Lerner	Torti Gallas/CHK	T4	55	992 units, neighborhood retail, community centers, day care
27. Potomac Yard/ Alexandria-Arlington	Groundbreaking	Crescent Resources	Cooper Robertson, Cunningham + Quill, Oculus	T6, T5, T4	350	2,750 units, 4.7 million sf office, 235,000 sf retail
28. Pretty Lake Dunes/ Norfolk	Planning	Norfolk Redevelopment & Housing Authority	UDA	T4	22	100 units, infill development
29. Prince William County Center/Pr. William Cnty	Construction	KSI	Lessard	T5, T4	448	800 units, town center
30. Reston Town Center/ Reston	Phases 1 & 2 complete/ Phase 3: construction	Terrabrook	RTKL	T6	85	1,030 units, 3.5 million sf commercial
31. Shoulder's Hill Village Center/Suffolk	Planning	NAI Harvey Lindsay	CMSS Architects	T5, T4	50	300,000 sf mixed-use village center

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
32. Spotsylvania Court-house Village/ Spotsylvania	Construction	William J. Vakos	Land Vision	T5, T4	50	Mixed-use dev., 250 units, 750,000 sf retail
33. Suffolk Fairgrounds/ Suffolk	Planning	City of Suffolk	UDA	T4	~16	Redevelopment into mixed-income neighborhood
34. Town Center at Virginia Beach	Construction (15%)	Armanda Hoffer Development Co.	CMSS Architects	T6, T5	40	800,000 sf of commercial and office, 832,500 sf of retail, high-rise apartment building, performing arts center, hotel, town square
35. University Village Norfolk	Planning	Norfolk Redevelopment & Housing Authority	NA	T5, T4	NA	Urban redevelopment near Old Dominion University, creates collegetown district from a blighted industrial and warehousing area
36. Village at Rockett's Landing/Richmond	Planning	Rockett's Landing LLC	CMSS Architects	T5, T4	55	Riverfront community to be built on brownfield site, mix of residential, commercial, and office, riverfront park
37. Westbury/ Portsmouth	Construction (20%)	Portsmouth Redevelopment and Housing Auth., Cornerstone Housing	UDA	T4	41	Hope VI public housing redev., 365 units, civic buildings, parks
38. Winchester Greens/ Richmond	Construction	Richmond Better Housing Coalition	Rose Architects, Planning & Design	T4	84	Low-income TND on site of failed apartment complex

Washington

1. Central Shoreline Subarea Plan	Planning	City of Shoreline	LCA	T5	135	Mile-long redevelopment of highway: residential, retail, linear park
2. Downtown Bremerton Implementation Plan/ Bremerton	Construction (15%)	City of Bremerton, New Century Entertainment	Calthorpe	T5	120	Town center revitalization with redevelopment
3. Everett Health District/ Everett	Planning	Providence Health	RTKL	T4, T3	80	Blends hospital expansion with redevelopment within the broader community. Includes health care, office, and housing
4. Fort Lewis Redevelopment plan/Fort Lewis	Construction (5%)	EQR, Lincoln Properties	UDA	T5, T4	10,000	Redevelopment plan for military base includes 3,000 new units, mixed use, in form of new neighborhoods
5. High Point/Seattle	Groundbreaking	Seattle Housing Authority	Mithun	T5, T4	120	New infill neighborhood with 1,600 units, 40,000 to 60,000 sf retail, civic facilities. HOPE VI
6. Issaquah Highlands/ Issaquah	Construction (25%)	Port Blakely	Calthorpe	T5, T4, T3	2,200	3,250 units, town center, village center, offices, 1,200 acres open space
7. Lookout Ridge/ Washougal	Construction (40%)	Baker & Associates	LCA Architecture	T5, T4, T3	100	370 units, several neighborhoods, parks
8. NewHolly/ Seattle	Construction	Seattle Housing Auth., Popkin Development	Weinstein Copeland Architects, WRT/Solomon ETC	T4	120	Hope 6 public housing redevelopment into infill neighborhood
9. Northwest Landing/ Dupont	Construction	Quadrant Corp.	Calthorpe	T5, T4, T3	3,000	3,500 units, retail, industrial
10. Redmond Town Center/ Redmond	Construction (80%)	Macerich Corp.	Loschky, Marquardt & Nesholm	T5	120	Retail, office buildings, and apartments connecting to historic downtown
11. Salishan Neighborhood/ Tacoma	Planning	Tacoma Housing Authority	Torti Gallas/CHK	T5, T4	250	Public housing redev. 1,400 units, sustainable design, village center
12. University Place Town Center/ University Place	Planning	Robert Aikens Assoc.	Charette team inc. Gibbs Planning Group, Michael Wallwork		15	300 residential units, 300,000-400,000 sf commercial, library, city hall

West Virginia

1. Huntfield Charles Town	Construction	Greenvest, LLC	Cunningham + Quill Architects	T5, T4, T3	995	Transit-oriented development with 3,200 homes, 200,000 sf of retail. Organized in villages.
---------------------------	--------------	----------------	-------------------------------	------------	-----	---

New urban projects¹ on a neighborhood scale² in the US

State/Name/Location	Status (Completion) ³	Developer/sponsor ⁴	Urban designer ^{5,6}	Transect zones ⁷	Acres (size)	Characteristics
2. Wheeling Hope VI/ Wheeling	Construction (70%)	Wheeling Housing Auth.	UDA	T4	NA	Public housing redevelopment
Wisconsin						
1. Beer Line B/ Milwaukee	Construction	City of Milwaukee	WRT/Solomon ETC	T5, T4	20	Redev. of former rail and canal corridor
2. Cannery Square/ Sun Prairie	Construction	Veridian Homes	The Kubala Washtko Architects	T5	~15	Brownfield redevelopment in downtown area, 182 units, 20,000-40,000 sf retail in 23 buildings
3. Grandview Commons/ Madison	Construction	Veridian Homes	Vandewalle & Assoc.	T5, T4	230	1,761 units, up to 100,000 sf commercial
4. Liberty Square/ Sun Prairie	Construction	Herman Kraus, Hickory Grove IV	Vierbicher Assoc.	T5, T4	142	655 units, 30,000 sf of retail in neighborhood center
5. Menomonee Valley/ Milwaukee	Planning	City, Menomonee Valley Partners	Planning and Design Institute, Geoffrey Ferrell, WRT/Solomon ETC, Bill Wenk		NA	Redevelopment of three-mile long brownfield site along river into neighborhoods
6. Middleton Hills/ Middleton	Construction (40%)	Marshall Erdman Associates	DPZ	T5, T4, T3	149	400 units, 100,000 sf retail
7. Midtown Commons/ Madison	Construction	Great Dane Development, Community by Design	Community by Design, Town Planning Collaborative	T5, T4, T3	79	750 units, main street district
8. Providence/ Sun Prairie	Construction	Wilshire Dev Corp	Land Vision	T5, T4	90	421 units, 72,000 sf commercial in neighborhood center
9. Smith's Crossing/ Sun Prairie	Construction	Windfield Partnership	Vandewalle & Assoc.	T5, T4, T3	450	1,840 units, 390,000 sf retail and office in town center
10. West Side/ Sun Prairie	Planning	City of Sun Prairie	RTKL	T5, T4, T3	1,600	Large scale new urban development includes large town center and neighborhoods

Key to urban designers (abbreviated on list): Calthorpe=Calthorpe Associates; Cooper Robertson=Cooper, Robertson & Partners; DPZ=Duan Plater-Zyberk & Company; Dover Kohl=Dover, Kohl & Partners; EEK=Ehrenkrantz, Eckstut & Kuhn; Glatting Jackson=Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.; Lessard=Lessard Architectural Group; Moule & Polyzoides=Elizabeth Moule & Stefanos Polyzoides, Architects and Urbanists; RTKL=RTKL Associates; SK&I=SK&I Architectural Design Group; SOM=Skidmore, Owings & Merrill; TCA=Thomas Comitta Associates; Torti Gallas/CHK=Torti Gallas & Partners/CHK; TPS= Town Planning Studio; UDA=Urban Design Associates.